

Return of Private Foundation

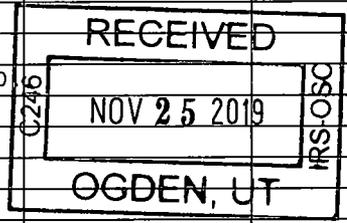
or Section 4947(a)(1) Trust Treated as Private Foundation
Do not enter social security numbers on this form as it may be made public.
Go to www.irs.gov/Form990PF for instructions and the latest information.

For calendar year 2018 or tax year beginning , 2018, and ending , 20

Name of foundation: BUILDING HOPE FINANCE
Address: 910 17TH STREET NW, WASHINGTON, DC 20006
Room/suite: 1100
Employer identification number: 20-0367954
Telephone number: (202) 457-1994

Check type of organization: [X] Section 501(c)(3) exempt private foundation
Accounting method: [X] Accrual
Fair market value of all assets at end of year: \$ 95,475,999

Table with 5 columns: (a) Revenue and expenses per books, (b) Net investment income, (c) Adjusted net income, (d) Disbursements for charitable purposes. Rows include Revenue (1-12), Operating and Administrative Expenses (13-26), and Summary (27-29).



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Part II Balance Sheets		Attached schedules and amounts in the description column should be for end-of-year amounts only (See instructions)	Beginning of year	End of year	
			(a) Book Value	(b) Book Value	(c) Fair Market Value
Assets	1	Cash - non-interest-bearing	412,612.	7,160,107.	7,160,107.
	2	Savings and temporary cash investments	7,236,575.	8,888,045.	8,888,045.
	3	Accounts receivable ▶ 29,932,961.			
		Less allowance for doubtful accounts ▶	6,560,861.	29,932,961.	29,932,961.
	4	Pledges receivable ▶			
		Less allowance for doubtful accounts ▶			
	5	Grants receivable.			
	6	Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see instructions)			
	7	Other notes and loans receivable (attach schedule) ▶ *		* 35,123,295.	ATCH 7
		Less allowance for doubtful accounts ▶	47,018,684.	35,123,295.	35,123,295.
	8	Inventories for sale or use.			
	9	Prepaid expenses and deferred charges	86,434.	70,139.	70,139.
	10a	Investments - U S and state government obligations (attach schedule).			
	b	Investments - corporate stock (attach schedule)			
	c	Investments - corporate bonds (attach schedule).			
	11	Investments - land, buildings, and equipment basis ▶ Less accumulated depreciation (attach schedule) ▶			
12	Investments - mortgage loans				
13	Investments - other (attach schedule) ATCH 8	885,810.	4,938,792.	4,938,792.	
14	Land, buildings, and equipment basis ▶ Less accumulated depreciation (attach schedule) ▶	3,221,217. 743,326.	740,114.	2,477,891.	
15	Other assets (describe ▶ ATCH 9)	186,548.	6,884,769.	6,884,769.	
16	Total assets (to be completed by all filers - see the instructions. Also, see page 1, item I)	63,127,638.	95,475,999.	95,475,999.	
Liabilities	17	Accounts payable and accrued expenses	637,341.	1,354,187.	
	18	Grants payable			
	19	Deferred revenue	234,378.	54,250.	
	20	Loans from officers, directors, trustees, and other disqualified persons			
	21	Mortgages and other notes payable (attach schedule)	18,017,506.	47,955,156.	ATCH 10
	22	Other liabilities (describe ▶ ATCH 11)	132,737.	96,002.	
23	Total liabilities (add lines 17 through 22)	19,021,962.	49,459,595.		
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	44,105,676.	46,016,404.	
	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 (see instructions)	44,105,676.	46,016,404.		
31	Total liabilities and net assets/fund balances (see instructions)	63,127,638.	95,475,999.		

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	44,105,676.
2	Enter amount from Part I, line 27a	2	1,812,128.
3	Other increases not included in line 2 (itemize) ▶ ATCH 12	3	173,134.
4	Add lines 1, 2, and 3	4	46,090,938.
5	Decreases not included in line 2 (itemize) ▶ ATCH 13	5	74,534.
6	Total net assets or fund balances at end of year (line 4 minus line 5) - Part II, column (b), line 30	6	46,016,404.

Part IV Capital Gains and Losses for Tax on Investment Income

(a) List and describe the kind(s) of property sold (for example, real estate, 2-story brick warehouse, or common stock, 200 shs MLC Co)		(b) How acquired P - Purchase D - Donation	(c) Date acquired (mo, day, yr)	(d) Date sold (mo, day, yr)
1 a				
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				
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				
2	Capital gain net income or (net capital loss)	{ If gain, also enter in Part I, line 7 If (loss), enter -0- in Part I, line 7 }	2	
3	Net short-term capital gain or (loss) as defined in sections 1222(5) and (6) If gain, also enter in Part I, line 8, column (c) See instructions If (loss), enter -0- in Part I, line 8		3	

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

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

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

Was the foundation liable for the section 4942 tax on the distributable amount of any year in the base period? Yes No

If "Yes," the foundation 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	20,451,727.	8,718,925.	2.345671
2016	18,749,086.	12,986,050.	1.443787
2015	19,911,383.	9,007,503.	2.210533
2014	16,685,847.	8,645,463.	1.930012
2013	20,421,925.	9,960,624.	2.050266
2	Total of line 1, column (d)	2	9.980269
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	1.996054
4	Enter the net value of noncharitable-use assets for 2018 from Part X, line 5	4	14,673,781.
5	Multiply line 4 by line 3.	5	29,289,659.
6	Enter 1% of net investment income (1% of Part I, line 27b).	6	1,225.
7	Add lines 5 and 6.	7	29,290,884.
8	Enter qualifying distributions from Part XII, line 4. 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	8	30,933,764.

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	1	1,225.
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	
3	Add lines 1 and 2	3	1,225.
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	1,225.
6	Credits/Payments		
a	2018 estimated tax payments and 2017 overpayment credited to 2018	6a	24,222.
b	Exempt foreign organizations - tax withheld at source	6b	
c	Tax paid with application for extension of time to file (Form 8868)	6c	
d	Backup withholding erroneously withheld	6d	
7	Total credits and payments. Add lines 6a through 6d	7	24,222.
8	Enter any penalty for underpayment of estimated tax. Check here <input type="checkbox"/> if Form 2220 is attached	8	
9	Tax due. If the total of lines 5 and 8 is more than line 7, enter amount owed	9	
10	Overpayment. If line 7 is more than the total of lines 5 and 8, enter the amount overpaid	10	22,997.
11	Enter the amount of line 10 to be Credited to 2019 estimated tax <input type="checkbox"/> Refunded <input type="checkbox"/>	11	

Part VII-A Statements Regarding Activities

	Yes	No
1a		X
b		X
c		X
d		
e		
2		X
3		X
4a	X	
4b	X	
5		X
6	X	
7	X	
8a		
8b	X	
9		X
10		X

Part VII-A Statements Regarding Activities (continued)

11 At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," attach schedule See instructions 11 Yes No 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 Yes No X
13 Did the foundation comply with the public inspection requirements for its annual returns and exemption application? Website address WWW.BUILDINGHOPE.ORG 13 Yes No X
14 The books are in care of PAUL R. LELECK, CFO Telephone no 202-457-1994 Located at 910 17TH STREET NW, SUITE 1100 WASHINGTON, DC ZIP+4 20006
15 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of Form 1041 - check here 15 and enter the amount of tax-exempt interest received or accrued during the year
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 Yes No 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.

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 X
(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person? Yes No X
(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person? Yes No X
(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person? X 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 X
(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 X
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 Yes No 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 Yes No 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 X
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) 2b Yes No
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 X
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) 3b Yes No X
4a Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes? 4a Yes No 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 Yes No X

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		Yes	No			
	(1) Carry on propaganda, or otherwise attempt to influence legislation (section 4945(e))?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No		
	(2) Influence the outcome of any specific public election (see section 4955), or to carry on, directly or indirectly, any voter registration drive?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No		
	(3) Provide a grant to an individual for travel, study, or other similar purposes?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No		
	(4) Provide a grant to an organization other than a charitable, etc., organization described in section 4945(d)(4)(A)? See instructions	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	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?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	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					5b	
	Organizations relying on a current notice regarding disaster assistance, check here	<input type="checkbox"/>					
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?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	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?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	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?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No		
b	If "Yes," did the foundation receive any proceeds or have any net income attributable to the transaction?					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?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	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. See instructions.

(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
ATCH 14		1,013,144.	105,815.	0.

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

(a) Name and address of each employee paid more than \$50,000	(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
ATCH 15		1,080,778.	157,345.	0.

Total number of other employees paid over \$50,000. 30

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

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

(a) Name and address of each person paid more than \$50,000	(b) Type of service	(c) Compensation
ATCH 16		1,079,185.
Total number of others receiving over \$50,000 for professional services		2

Part IX-A Summary of Direct Charitable Activities

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

	Expenses
1 N/A	
2	
3	
4	

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

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

	Amount
1 PALMETTO KTP LOAN TAKE OUT OF EXISTING DEBT LOAN	5,100,000.
2 RIVER CITY EDUCATION TAKE OUT OF EXISTING DEBT LOAN	5,000,000.
All other program-related investments. See instructions 3 ATCH 17	9,204,435.
Total. Add lines 1 through 3	19,304,435.

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	
b	Average of monthly cash balances	1b	9,958,448.
c	Fair market value of all other assets (see instructions)	1c	4,938,792.
d	Total (add lines 1a, b, and c)	1d	14,897,240.
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation)	1e	
2	Acquisition indebtedness applicable to line 1 assets	2	
3	Subtract line 2 from line 1d	3	14,897,240.
4	Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions)	4	223,459.
5	Net value of noncharitable-use assets. Subtract line 4 from line 3. Enter here and on Part V, line 4	5	14,673,781.
6	Minimum investment return. Enter 5% of line 5	6	733,689.

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	733,689.
2a	Tax on investment income for 2018 from Part VI, line 5	2a	1,225.
b	Income tax for 2018 (This does not include the tax from Part VI)	2b	9,580.
c	Add lines 2a and 2b	2c	10,805.
3	Distributable amount before adjustments. Subtract line 2c from line 1	3	722,884.
4	Recoveries of amounts treated as qualifying distributions	4	15,896,828.
5	Add lines 3 and 4	5	16,619,712.
6	Deduction from distributable amount (see instructions)	6	
7	Distributable amount as adjusted. Subtract line 6 from line 5. Enter here and on Part XIII, line 1	7	16,619,712.

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	11,629,329.
b	Program-related investments - total from Part IX-B	1b	19,304,435.
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	30,933,764.
5	Foundations that qualify under section 4940(e) for the reduced rate of tax on net investment income. Enter 1% of Part I, line 27b. See instructions	5	1,225.
6	Adjusted qualifying distributions. Subtract line 5 from line 4	6	30,932,539.

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				16,619,712.
2 Undistributed income, if any, as of the end of 2018				
a Enter amount for 2017 only.				
b Total for prior years 20 <u>16</u> , 20 <u>15</u> , 20 <u>14</u>				
3 Excess distributions carryover, if any, to 2018				
a From 2013 8,061,425.				
b From 2014 6,310,626.				
c From 2015 5,000,997.				
d From 2016 10,816,343.				
e From 2017 6,627,087.				
f Total of lines 3a through e	36,816,478.			
4 Qualifying distributions for 2018 from Part XII, line 4 ▶ \$ <u>30,933,764.</u>				
a Applied to 2017, but not more than line 2a				
b Applied to undistributed income of prior years (Election required - see instructions).				
c Treated as distributions out of corpus (Election required - see instructions)				
d Applied to 2018 distributable amount.				16,619,712.
e Remaining amount distributed out of corpus.	14,314,052.			
5 Excess distributions carryover applied to 2018 (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	51,130,530.			
b Prior years' undistributed income Subtract line 4b from line 2b.				
c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed				
d Subtract line 6c from line 6b Taxable amount - see instructions				
e Undistributed income for 2017 Subtract line 4a from line 2a Taxable amount - see instructions				
f Undistributed income for 2018 Subtract lines 4d and 5 from line 1 This amount must be distributed in 2019.				
7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (Election may be required - see instructions)				
8 Excess distributions carryover from 2013 not applied on line 5 or line 7 (see instructions)	8,061,425.			
9 Excess distributions carryover to 2019. Subtract lines 7 and 8 from line 6a	43,069,105.			
10 Analysis of line 9				
a Excess from 2014 6,310,626.				
b Excess from 2015 5,000,997.				
c Excess from 2016 10,816,343.				
d Excess from 2017 6,627,087.				
e Excess from 2018 14,314,052.				

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

NOT APPLICABLE

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				(e) Total
	(a) 2018	(b) 2017	(c) 2016	(d) 2015	
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))

N/A

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

N/A

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 See instructions

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
<p>a <i>Paid during the year</i></p> <p>ATCH 18</p>				
Total ▶ 3a				
<p>b <i>Approved for future payment</i></p>				
Total ▶ 3b				

Schedule of Contributors

2018

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

Name of the organization

BUILDING HOPE FINANCE

Employer identification number

20-0367954

Organization type (check one)

Filers of:

Section:

Form 990 or 990-EZ

501(c)() (enter number) organization

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

527 political organization

Form 990-PF

501(c)(3) exempt private foundation

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

501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule**.

Note: Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

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

Special Rules

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

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

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

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

Name of organization **BUILDING HOPE FINANCE**

Employer identification number
20-0367954

Part I **Contributors** (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	WALTON FAMILY FOUNDATION P.O. BOX 2030 BENTONVILLE, AR 72712	\$ 150,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
2	ALBERTSON FOUNDATION 501 BAYBROOK CT. BOISE, ID 83706	\$ 1,700,114.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
3	US DEPARTMENT OF THE TREASURY CDFI FUND 1801 L STREET NW WASHINGTON, DC 20036	\$ 596,500.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
4	DEPT OF ED CREDIT ENHANCEMENT GRANT 400 MARYLAND AVENUE, SW WASHINGTON, DC 20202	\$ 8,000,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
		\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
		\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)

Name of organization **BUILDING HOPE FINANCE**

Employer identification number

20-0367954

Part II **Noncash Property** (see instructions). Use duplicate copies of Part II if additional space is needed.

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions)	(d) Date received
1	IMPUTED INTEREST	\$ 1,700,114.	12/31/2018

Name of organization **BUILDING HOPE FINANCE**

Employer identification number

20-0367954

Part III Exclusively religious, charitable, etc., contributions to organizations described in section 501(c)(7), (8), or (10) that total more than \$1,000 for the year from any one contributor. Complete columns (a) through (e) and the following line entry For organizations completing Part III, enter the total of *exclusively* religious, charitable, etc., contributions of **\$1,000 or less** for the year. (Enter this information once See instructions) ▶ \$ _____
 Use duplicate copies of Part III if additional space is needed

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

FORM 990PF - GENERAL EXPLANATION ATTACHMENT

INVESTMENTS - OTHER & DEPRECIATION EXPENSE

FURNITURE AND FIXTURES	\$467,949
LEASEHOLD IMPROVEMENTS	659,259
CONSTRUCTION IN PROGRESS	2,094,009

EQUALS: TOTAL FIXED ASSETS	3,221,217
LESS: ACCUMULATED DEPRECIATION	(743,326)

EQUALS: NET PROPERTY AND EQUIPMENT	\$2,447,891
CURRENT YEAR DEPRECIATION EXPENSE:	\$160,221

ATTACHMENT 1

FORM 990PF, PART I - OTHER INCOME

<u>DESCRIPTION</u>	<u>REVENUE AND EXPENSES PER BOOKS</u>
PROJECT MANAGEMENT FEES	1,880,694.
IMPUTED INTEREST-BELOW MARKET LOANS	813,276.
LOAN COMMITMENT FEES	152,725.
PROFESSIONAL SERVICES INCOME	143,612.
GUARANTY FEES	1,790.
TOTALS	<u>2,992,097.</u>

ATTACHMENT 2

FORM 990PF, PART I - LEGAL FEES

<u>DESCRIPTION</u>	<u>REVENUE AND EXPENSES PER BOOKS</u>	<u>NET INVESTMENT INCOME</u>	<u>ADJUSTED NET INCOME</u>	<u>CHARITABLE PURPOSES</u>
LEGAL FEES	29,158.			29,158.
TOTALS	<u>29,158.</u>			<u>29,158.</u>

ATTACHMENT 3

FORM 990PF, PART I - ACCOUNTING FEES

<u>DESCRIPTION</u>	<u>REVENUE AND EXPENSES PER BOOKS</u>	<u>NET INVESTMENT INCOME</u>	<u>ADJUSTED NET INCOME</u>	<u>CHARITABLE PURPOSES</u>
ACCOUNTING FEES	111,456.	55,728.		55,728.
TOTALS	<u>111,456.</u>	<u>55,728.</u>		<u>55,728.</u>

ATTACHMENT 4

FORM 990PF, PART I - OTHER PROFESSIONAL FEES

<u>DESCRIPTION</u>	<u>REVENUE AND EXPENSES PER BOOKS</u>	<u>NET INVESTMENT INCOME</u>	<u>ADJUSTED NET INCOME</u>	<u>CHARITABLE PURPOSES</u>
OTHER PROFESSIONAL FEES	317,705.			317,705.
TOTALS	<u>317,705.</u>			<u>317,705.</u>

ATTACHMENT 5

FORM 990PF, PART I - TAXES

<u>DESCRIPTION</u>	<u>REVENUE AND EXPENSES PER BOOKS</u>	<u>NET INVESTMENT INCOME</u>	<u>ADJUSTED NET INCOME</u>	<u>CHARITABLE PURPOSES</u>
TAXES	40,000.			40,000.
TOTALS	<u>40,000.</u>			<u>40,000.</u>

ATTACHMENT 6

FORM 990PF, PART I - OTHER EXPENSES

DESCRIPTION	REVENUE AND EXPENSES PER BOOKS	NET INVESTMENT INCOME	ADJUSTED NET INCOME	CHARITABLE PURPOSES
SUBSCRIPTIONS	48,284.			48,284.
TELECOMMUNICATIONS	36,952.	12,194.		24,758.
SUPPLIES	23,052.	1,153.		21,899.
POSTAGE, DELIVERY, & SHIPPING	24,682.	1,234.		23,448.
DEVELOPMENT COSTS	17,873.			17,873.
MISCELLANEOUS	55,964.			55,964.
TOTALS	<u>206,807.</u>	<u>14,581.</u>		<u>192,226.</u>

ATTACHMENT 7FORM 990PF, PART II - OTHER NOTES AND LOANS RECEIVABLE

BORROWER: ATTACHMENT 19
 INTEREST RATE: 8.0000 %
 DATE OF NOTE: 01/01/2013
 MATURITY DATE: 01/01/2013
 REPAYMENT TERMS: 555

BEGINNING BALANCE DUE	48,037,684.
ENDING BALANCE DUE	<u>35,123,295.</u>
ENDING FAIR MARKET VALUE	<u>35,123,295.</u>
 TOTAL BEGINNING OTHER NOTES AND LOANS RECEIVABLE	 <u>48,037,684.</u>
 TOTAL ENDING BOOK - OTHER NOTES AND LOANS RECEIVABLE	 <u>35,123,295.</u>
 TOTAL ENDING FMV - OTHER NOTES AND LOANS RECEIVABLE	 <u>35,123,295.</u>

ATTACHMENT 8

FORM 990PF, PART II - OTHER INVESTMENTS

<u>DESCRIPTION</u>	<u>ENDING BOOK VALUE</u>	<u>ENDING FMV</u>
RESTRICTED INVESTMENTS	4,027,987.	4,027,987.
INVESTMENT IN ADVANTAGE	867,694.	867,694.
OTHER INVESTMENTS	43,111.	43,111.
TOTALS	<u>4,938,792.</u>	<u>4,938,792.</u>

ATTACHMENT 9

FORM 990PF, PART II - OTHER ASSETS

<u>DESCRIPTION</u>	<u>ENDING BOOK VALUE</u>	<u>ENDING FMV</u>
SECURITY DEPOSITS	717,062.	717,062.
DEFERRED FINANCING COSTS	216,491.	216,491.
IMPUTED INTEREST	5,951,216.	5,951,216.
TOTALS	<u>6,884,769.</u>	<u>6,884,769.</u>

ATTACHMENT 10

FORM 990PF, PART II - MORTGAGES AND OTHER NOTES PAYABLE

LENDER: US TREASURY DEPARTMENT
ORIGINAL AMOUNT: 2,091,000.
INTEREST RATE: 2.0000 %
DATE OF NOTE: 09/21/2011
MATURITY DATE: 09/21/2019
REPAYMENT TERMS: QTRLY INTEREST PAYMENTS, PRINCIPAL DUE 09/21/2019
SECURITY PROVIDED: NONE
PURPOSE OF LOAN: TO SUPPORT DEVELOPMENT OF DC CHARTER SCHOOLS

BEGINNING BALANCE DUE 2,091,000.

ENDING BALANCE DUE 2,091,000.

LENDER: US BANK
ORIGINAL AMOUNT: 5,100,000.
INTEREST RATE: 3.4000 %
DATE OF NOTE: 08/15/2018
MATURITY DATE: 03/30/2021
REPAYMENT TERMS: MONTHLY INTEREST AND PRINCIPLE PAYMENTS
SECURITY PROVIDED: NONE
PURPOSE OF LOAN: ELIGIBLE END BORROWER LOANS

BEGINNING BALANCE DUE

ENDING BALANCE DUE 4,993,899.

LENDER: OPPORTUNITY FINANCE NETWORK
ORIGINAL AMOUNT: 1,000,000.
INTEREST RATE: 4.5000 %
DATE OF NOTE: 01/31/2018
MATURITY DATE: 03/31/2023
REPAYMENT TERMS: MONTHLY INT PAYMENTS, PRINCIPAL DUE 03/31/2023
SECURITY PROVIDED: NONE
PURPOSE OF LOAN: TO SUPPORT DEVELOPMENT OF DC CHARTER SCHOOLS

BEGINNING BALANCE DUE

ENDING BALANCE DUE 1,000,000.

ATTACHMENT 10 (CONT'D)

LENDER: USDA
 ORIGINAL AMOUNT: 2,266,036.
 INTEREST RATE: 2.3800 %
 DATE OF NOTE: 12/28/2016
 MATURITY DATE: 04/28/2020
 REPAYMENT TERMS: MONTHLY INT PAYMENTS, PRINCIPLE DUE 04/28/2020
 SECURITY PROVIDED: NONE
 PURPOSE OF LOAN: TO SUPPORT DEVELOPMENT OF DC CHARTER SCHOOLS

BEGINNING BALANCE DUE

ENDING BALANCE DUE 2,227,440.

LENDER: OPPURNITY FINANCE NETWORK (BGP)
 ORIGINAL AMOUNT: 9,181,817.
 INTEREST RATE: 4.5000 %
 DATE OF NOTE: 01/31/2018
 MATURITY DATE: 03/31/2023
 REPAYMENT TERMS: MONTHLY INT PAYMENTS, PRINCIPAL DUE 03/31/2023
 SECURITY PROVIDED: NONE
 PURPOSE OF LOAN: TO SUPPORT DEVELOPMENT OF DC CHARTER SCHOOLS

BEGINNING BALANCE DUE

ENDING BALANCE DUE 9,181,817.

LENDER: WALTON #2 (BUILDING HOPE)
 ORIGINAL AMOUNT: 3,300,000.
 INTEREST RATE: %
 DATE OF NOTE: 11/28/2011
 MATURITY DATE: 11/01/2021
 REPAYMENT TERMS: INTEREST FREE, PRINCIPAL DUE 11/1/2021
 SECURITY PROVIDED: NONE
 PURPOSE OF LOAN: TO SUPPORT DEVELOPMENT OF DC CHARTER SCHOOLS

BEGINNING BALANCE DUE 3,300,000.

ENDING BALANCE DUE 3,300,000.

ATTACHMENT 10 (CONT'D)

LENDER: SMOOT (BUILDING HOPE)
 ORIGINAL AMOUNT: 1,000,000.
 INTEREST RATE: 3.0000 %
 DATE OF NOTE: 11/12/2013
 MATURITY DATE: 01/31/2019
 REPAYMENT TERMS: PRINCIPAL & ACCRUED INTEREST DUE END OF EXTENSIONS
 SECURITY PROVIDED: NONE
 PURPOSE OF LOAN: TO SUPPORT DEVELOPMENT OF DC CHARTER SCHOOLS

BEGINNING BALANCE DUE 1,000,000.

ENDING BALANCE DUE 1,000,000.

LENDER: BAINUM (BUILDING HOPE)
 ORIGINAL AMOUNT: 1,711,000.
 INTEREST RATE: %
 DATE OF NOTE: 01/29/2016
 MATURITY DATE: 12/31/2022
 REPAYMENT TERMS: DUE IN FULL ON THE MATURITY DATE
 SECURITY PROVIDED: NONE
 PURPOSE OF LOAN: TO SUPPORT DEVELOPMENT OF DC CHARTER SCHOOLS

BEGINNING BALANCE DUE 961,000.

ENDING BALANCE DUE 961,000.

LENDER: ALBERTSON FOUNDATION
 ORIGINAL AMOUNT: 2,000,000.
 INTEREST RATE: %
 DATE OF NOTE: 12/13/2013
 MATURITY DATE: 12/31/2023
 REPAYMENT TERMS: INTEREST FREE, PRINCIPAL DUE IN ONE LUMP SUM
 SECURITY PROVIDED: NONE
 PURPOSE OF LOAN: TO SUPPORT DEVELOPMENT OF DC CHARTER SCHOOLS

BEGINNING BALANCE DUE 18,800,000.

ENDING BALANCE DUE 23,200,000.

TOTAL BEGINNING MORTGAGES AND OTHER NOTES PAYABLE 26,152,000.

TOTAL ENDING MORTGAGES AND OTHER NOTES PAYABLE 47,955,156.

ATTACHMENT 11

FORM 990PF, PART II - OTHER LIABILITIES

<u>DESCRIPTION</u>	<u>ENDING BOOK VALUE</u>
SECURITY DEPOSITS	96,002.
TOTALS	<u>96,002.</u>

ATTACHMENT 12

FORM 990PF, PART III - OTHER INCREASES IN NET WORTH OR FUND BALANCES

<u>DESCRIPTION</u>	<u>AMOUNT</u>
UNREALIZED GAIN	173,134.
TOTAL	<u>173,134.</u>

ATTACHMENT 13

FORM 990PF, PART III - OTHER DECREASES IN NET WORTH OR FUND BALANCES

<u>DESCRIPTION</u>	<u>AMOUNT</u>
PRIOR PERIOD ADJUSTMENT	74,534.
TOTAL	<u>74,534.</u>

FORM 990PF, PART VIII - LIST OF OFFICERS, DIRECTORS, AND TRUSTEES

ATTACHMENT 14

<u>NAME AND ADDRESS</u>	<u>TITLE AND AVERAGE HOURS PER WEEK DEVOTED TO POSITION</u>	<u>COMPENSATION</u>	<u>CONTRIBUTIONS TO EMPLOYEE BENEFIT PLANS</u>	<u>EXPENSE ACCT AND OTHER ALLOWANCES</u>
S. JOSEPH BRUNO 910 17TH STREET NW 1100 WASHINGTON, DC 20006	PRESIDENT & TREASURER 60.00	493,072.	53,979.	0.
PAUL LELECK 910 17TH STREET NW 1100 WASHINGTON, DC 20006	TREASURER & CFO 60.00	314,638.	16,220.	0.
THOMAS PORTER 910 17TH STREET NW 1100 WASHINGTON, DC 20006	VP, MID-ATLANTIC REGION 60.00	205,434.	35,616.	0.
MARIANNE M. KELER 910 17TH STREET NW 1100 WASHINGTON, DC 20006	CHAIR 1.00	0.	0.	0.
J. FERNANDO BARRUETA 910 17TH STREET NW 1100 WASHINGTON, DC 20006	DIRECTOR 1.00	-0.	0.	0.

FORM 990PF, PART VIII - LIST OF OFFICERS, DIRECTORS, AND TRUSTEES

ATTACHMENT 14 (CONT'D)

<u>NAME AND ADDRESS</u>	<u>TITLE AND AVERAGE HOURS PER WEEK DEVOTED TO POSITION</u>	<u>COMPENSATION</u>	<u>CONTRIBUTIONS TO EMPLOYEE BENEFIT PLANS</u>	<u>EXPENSE ACCT AND OTHER ALLOWANCES</u>
AL D'ALESSANDRO 910 17TH STREET NW 1100 WASHINGTON, DC 20006	DIRECTOR 1.00	0.	0.	0.
STEVE HAUBER 910 17TH STREET NW 1100 WASHINGTON, DC 20006	DIRECTOR 1.00	0.	0.	0.
PRIYA JAYACHANDRAN 910 17TH STREET NW 1100 WASHINGTON, DC 20006	DIRECTOR 1.00	0.	0.	0.
JOE MUFFLER 910 17TH STREET NW 1100 WASHINGTON, DC 20006	DIRECTOR 1.00	0.	0.	0.
JENNY NILES 910 17TH STREET NW 1100 WASHINGTON, DC 20006	DIRECTOR 1.00	0.	0.	0.

FORM 990PF, PART VIII - LIST OF OFFICERS, DIRECTORS, AND TRUSTEES

ATTACHMENT 14 (CONT'D)

<u>NAME AND ADDRESS</u>	<u>TITLE AND AVERAGE HOURS PER WEEK DEVOTED TO POSITION</u>	<u>COMPENSATION</u>	<u>CONTRIBUTIONS TO EMPLOYEE BENEFIT PLANS</u>	<u>EXPENSE ACCT AND OTHER ALLOWANCES</u>
WILLIAM QUINBY 910 17TH STREET NW 1100 WASHINGTON, DC 20006	DIRECTOR 1.00	0.	0.	0.
SHEILA RYAN-MACIE 910 17TH STREET NW, SUITE 1100 WASHINGTON, DC 20006	DIRECTOR 1.00	0.	0.	0.
<u>GRAND TOTALS</u>		<u>1,013,144.</u>	<u>105,815.</u>	<u>0.</u>

FORM 990PF, PART VIII - LIST OF OFFICERS, DIRECTORS, AND TRUSTEES

ATTACHMENT 14 (CONT'D)

OFFICERS	TOTAL W-2* LESS BONUS	BONUS	403(B) MATCH	MEDICAL	DISABILITY, LIFE INSURANCE	OTHER	CELL PHONE	COMMUTER	GRAND TOTAL	ALLOCATED TO BUILDING HOPE FINANCE
S JOSEPH BRUNO	\$ 421,938.00	\$ 75,000.00	\$ 16,500.00	\$ 35,071.98	\$ 2,846.21	\$ -	\$ 118.95	\$ 32.04	\$ 551,507.18	\$ 547,050.28
PAUL LELECK	\$ 275,650.00	\$ 45,000.00	\$ 15,600.00	\$ -	\$ 1,188.55	\$ -	\$ -	\$ 32.04	\$ 337,470.59	\$ 330,857.95
THOMAS PORTER	\$ 209,734.00	\$ -	\$ 8,769.20	\$ 22,795.80	\$ 2,809.15	\$ 1,695.00	\$ 564.18	\$ 32.04	\$ 246,399.37	\$ 241,050.07

990PF, PART VIII - COMPENSATION OF THE FIVE HIGHEST PAID EMPLOYEES

ATTACHMENT 15

TITLE AND AVERAGE HOURS PER WEEK DEVOTED TO POSITION COMPENSATION CONTRIBUTIONS EXPENSE ACCT TO EMPLOYEE AND OTHER BENEFIT PLANS ALLOWANCES

NAME AND ADDRESS

RICHARD MORENO 910 17TH STREET NW 1100 WASHINGTON, DC 20006	VP, SOUTHERN REGION 40.00	317,942.	55,083.	0.
DRU DAMICO 910 17TH STREET NW 1100 WASHINGTON, DC 20006	VP W REGION & RE DEV 60.00	285,288.	35,308.	0.
MICHAEL D'ALESSANDRO 910 17TH STREET NW 1100 WASHINGTON, DC 20006	GENERAL COUNSEL 40.00	170,173.	16,496.	0.
LANCE HELMING 910 17TH STREET NW 1100 WASHINGTON, DC 20006	DIR SCHOOL FIN & ACC 40.00	155,676.	24,699.	0.
ROBIN ODLAND 910 17TH STREET NW 1100 WASHINGTON, DC 20006	DIR, STR INITIATIVES 40.00	151,699.	25,759.	0.

TOTAL COMPENSATION 1,080,778. 157,345. 0.

990PF, PART VIII- COMPENSATION OF THE FIVE HIGHEST PAID PROFESSIONALSATTACHMENT 16

<u>NAME AND ADDRESS</u>	<u>TYPE OF SERVICE</u>	<u>COMPENSATION</u>
DYNAMIC NETWORK SOLUTIONS 5067 LAKE CIRCLE WEST COLUMBIA, MD 21044	INFO TECHNOLOGY	607,720.
RAFFA & ASSOCIATES 1899 L ST NW, SUITE 850 WASHINGTON, DC 20036	ACCOUNTING	176,046.
LOUISE TUCK 6308 BARRISTER PLACE ALEXANDRIA, VA 22307	FINANCIAL	143,213.
BDO USA, LLP PO BOX 642743 PITTSBURGH, PA 15264	FINANCIAL	87,389.
ALLEN OFFTERDINGER GROUP LLC 11617 HITCHING POST LANE NORTH BETHESDA, MD 20852	CONSULTING	64,817.
	TOTAL COMPENSATION	<u>1,079,185.</u>

ATTACHMENT 17FORM 990PF, PART IX-B - SUMMARY OF OTHER PROGRAM-RELATED INVESTMENTS

<u>DESCRIPTION</u>	<u>AMOUNT</u>
KAMALANI ACADEMY FOUNDATION LEASEHOLD IMPROVEMENT LOAN	2,266,036.
CHICAGO ST GROUND UP CONSTRUCTION LOAN	2,000,000.
COOKE BUILDING ASSOCIATES BRIDGE LOAN LEASEHOLD IMPROVEMENTS	1,250,000.
BREAKTHROUGH MONTESSORI LEASEHOLD IMPROVEMENT LOAN	750,000.
NATIONAL CENTER FOR HEBREW LANGUAGE LEARNING LEASEHOLD IMPROVEMENTS LOAN	650,000.
VOLUSIA CHARTER SCHOOL OF EXCELLENCE LEASEHOLD IMPROVEMENTS LOAN	513,399.
SLAM ATLANTA OPERATING EXPENSES LOAN	400,000.
CSII - COMMUNITY COLLEGE PREP OPERATING EXPENSES LOAN	400,000.
CSE - DAVIE LEASEHOLD IMPROVEMENT LOAN	250,000.
OAK CREEK CHARTER SCHOOL PLAYGROUND CONSTRUCTION LOAN	250,000.
COLLEGE ACHIVEMENT PUBLIC CHARTER OPERATING EXPENSES LOAN	250,000.
EMMA JEWEL LEASEHOLD IMPROVEMENT LOAN	225,000.
TOTAL	<u>9,204,435.</u>

FORM 990-PF, PART XVI-A - ANALYSIS OF PROGRAM SERVICE REVENUE

ATTACHMENT 19

<u>DESCRIPTION</u>	<u>BUSINESS CODE</u>	<u>AMOUNT</u>	<u>EXCLUSION CODE</u>	<u>AMOUNT</u>	<u>RELATED OR EXEMPT FUNCTION INCOME</u>
PROJECT MANAGEMENT FEES					1,880,694.
IMPUTED INTEREST-BELOW MARKET LOANS					813,276.
LOAN COMMITMENT FEES					152,725.
PROFESSIONAL SERVICES INCOME					143,612.
GUARANTY FEES					1,790.
TOTALS					<u>2,992,097.</u>