

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

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form as it may be made public
 ▶ Information about Form 990 and its instructions is at www.irs.gov/form990

OMB No 1545-0047
2015
Open to Public Inspection

A For the 2015 calendar year, or tax year beginning 07-01-2015, and ending 06-30-2016

B Check if applicable: <input checked="" type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization NEWTOWN MACON INC Doing business as _____ Number and street (or P O box if mail is not delivered to street address) Room/suite 555 POPLAR STREET _____ City or town, state or province, country, and ZIP or foreign postal code MACON, GA 312013320	D Employer identification number 58-2273893 E Telephone number (478) 722-9909 G Gross receipts \$ 2,329,448
F Name and address of principal officer JOSHUA M ROGERS 555 POPLAR STREET MACON, GA 31201		H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list (see instructions) H(c) Group exemption number ▶
I Tax-exempt status <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) () ◀ (insert no) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527		L Year of formation 1998 M State of legal domicile GA
J Website: ▶ WWW.NEWTOWNMACON.COM		
K Form of organization <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other ▶		

Part I Summary

	1 Briefly describe the organization's mission or most significant activities REVITALIZATION OF DOWNTOWN MACON BY CREATING A SENSE OF PLACE, GROWING JOBS & INCREASING RESIDENTS	
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets	
Activities & Governance	3 Number of voting members of the governing body (Part VI, line 1a)	31
	4 Number of independent voting members of the governing body (Part VI, line 1b)	31
	5 Total number of individuals employed in calendar year 2015 (Part V, line 2a)	11
	6 Total number of volunteers (estimate if necessary)	100
	7a Total unrelated business revenue from Part VIII, column (C), line 12	0
	7b Net unrelated business taxable income from Form 990-T, line 34	-2,985
Revenue		
	8 Contributions and grants (Part VIII, line 1h)	554,545
	9 Program service revenue (Part VIII, line 2g)	289,768
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	130,202
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	248,307
	12 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	1,222,822
Expenses		
	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	1,052,438
	14 Benefits paid to or for members (Part IX, column (A), line 4)	0
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	778,483
	16a Professional fundraising fees (Part IX, column (A), line 11e)	3,000
	16b Total fundraising expenses (Part IX, column (D), line 25) ▶ 103,200	
17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	1,188,664	
18 Total expenses Add lines 13-17 (must equal Part IX, column (A), line 25)	3,022,585	
19 Revenue less expenses Subtract line 18 from line 12	-1,799,763	
Net Assets or Fund Balances		
	20 Total assets (Part X, line 16)	9,691,369
	21 Total liabilities (Part X, line 26)	4,460,492
22 Net assets or fund balances Subtract line 21 from line 20	5,230,877	

Part II Signature Block

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 officer) is based on all information of which preparer has any knowledge

	***** Signature of officer	2017-05-11 Date			
	JOSHUA M ROGERS PRESIDENT & CEO Type or print name and title				
Paid Preparer Use Only	Print/Type preparer's name GEORGIA G SLAGLE	Preparer's signature GEORGIA G SLAGLE	Date 2017-05-12	Check <input type="checkbox"/> if self-employed	PTIN P00083775
	Firm's name ▶ HOWARD MOORE & MCDUFFIE PC			Firm's EIN ▶ 58-1484212	
	Firm's address ▶ PO BOX 4547 MACON, GA 31208			Phone no (478) 742-5317	

Part III Statement of Program Service Accomplishments

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

1 Briefly describe the organization's mission

REVITALIZATION OF DOWNTOWN MACON BY CREATING A SENSE OF PLACE, GROWING JOBS & INCREASING RESIDENTS

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

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

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

If "Yes," describe these changes on Schedule O

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

4a (Code) (Expenses \$ 507,239 including grants of \$ 33,322) (Revenue \$ 715,925)

CREATING A SENSE OF PLACE A DESIRABLE NEIGHBORHOOD IS BOTH LIVABLE AND WALKABLE, SO NEWTOWN MACON IS PROMOTING THE DOWNTOWN LIFESTYLE AND PROVIDING RECREATIONAL ACTIVITIES NEWTOWN PROMOTES A SENSE OF PLACE BY MANAGING FIRST FRIDAYS, BEAUTIFYING THE STREETS, PROMOTING DOWNTOWN EVENTS, AND PROMOTING THE DEVELOPMENT OF THE OCMULGEE HERITAGE TRAIL ONE OF THE MOST TRANSFORMATIVE WAYS NEWTOWN MACON IS CHANGING DOWNTOWN IS BY TURNING VACANT, DILAPIDATED BUILDINGS INTO BEAUTIFUL USEFUL SPACES ANOTHER WAY THAT NEWTOWN CREATES A SENSE OF PLACE IS BY PROTECTING ENDANGERED BUILDINGS BY USING THE TRANSITIONAL PROPERTY FUND (TPF) THIS FUND ALLOWS A BUILDING OWNER TO DONATE OR PARTIALLY DONATE A BUILDING TO NEWTOWN, AND NEWTOWN MATCHES THE BUILDING TO CAPABLE DEVELOPERS THE TPF HELD ONE PROPERTY DURING THE FISCAL YEAR FOR FUTURE DEVELOPMENT, WHICH IS A DEVELOPABLE RIVERFRONT LOT AT 167 RIVERSIDE DR THE TPF HELD ANOTHER HISTORIC BUILDING AT 520 MULBERRY ST, WHICH WAS PLACED UNDER CONTRACT WITH A PRIVATE DEVELOPER TO BE REDEVELOPED INTO 12 LOFTS AND TWO STOREFRONTS DURING THE FISCAL YEAR TWO PROPERTIES PREVIOUSLY HELD BY THE TPF WERE IN THE DEVELOPMENT PROCESS DURING THE FISCAL YEAR 476 SECOND STREET, WHICH IS UNDER CONSTRUCTION FOR LOFTS AND A RETAIL TENANT, AND THE HISTORIC CAPRICORN RECORDING STUDIO, WHICH WAS SOLD TO A PRIVATE DEVELOPER WITH NEWTOWN RETAINING AN EASEMENT TO PROTECT THE HISTORIC FACILITY PREVIOUS TPF PROJECTS INCLUDE 518-530 CHERRY ST (TRAVIS JEAN), 552-580 CHERRY ST (LAMAR LOFTS), 566 POPLAR ST , 546 POPLAR ST , 350 SECOND ST (CAPITOL), 555 POPLAR ST , 454 TERMINAL AVE , 360 SIXTH ST , RIVERSIDE DR ASSEMBLAGE, 301 CHERRY ST (SPORTS HALL) AND 745 POPLAR ST (SHRINE TEMPLE) THE OCMULGEE HERITAGE TRAIL (OHT) CONTINUES TO BE ONE OF OUR MAIN FOCUSES AS A PUBLIC/PRIVATE PARTNERSHIP NEWTOWN MACON CONTINUES TO RUN AN ADVISORY COMMITTEE TO PLAN AND MANAGE EXPANSION AND IMPROVEMENT OF THE TRAIL SYSTEM, AND RAISE PRIVATE FUNDS TO ENABLE THESE IMPROVEMENTS THROUGH THE OHT CONSTRUCTION FUND ONCE IMPROVEMENTS ARE COMPLETE, NEWTOWN TURNS THE IMPROVEMENTS OVER TO LOCAL GOVERNMENT TO RUN AS PUBLIC PARK SPACE IN PERPETUITY DURING THE FISCAL YEAR, THE MACON WATER AUTHORITY (MWA) AGREED TO PARTNER WITH THE TRAIL TO CREATE PERMANENT CROSSINGS DURING A SEWER IMPROVEMENT PROJECT TO ENABLE THE OHT TO IMPROVE A TRAIL FROM EXISTING TRAIL IN AMERSON RIVER PARK TO EXISTING TRAIL AT RIVERSIDE CEMETERY NEWTOWN ALSO PARTNERED WITH THE 2016 LEADERSHIP MACON CLASS, WHO COMMITTED TO RAISE THE NECESSARY FUNDS AND EXERT SIGNIFICANT VOLUNTEER HOURS TO DESIGN, CONSTRUCT AND INSTALL A MAJOR BRIDGE FOR THIS CONNECTION BOTH MWA'S SEWER IMPROVEMENTS AND THE LEADERSHIP MACON BRIDGE AND TRAIL PROJECTS WERE UNDER CONSTRUCTION DURING THE FISCAL YEAR, AND NEWTOWN CONTINUES TO RAISE FUNDS TO COMPLETE THIS CONNECTION

4b (Code) (Expenses \$ 429,415 including grants of \$ 10,548) (Revenue \$)

INCREASING RESIDENTS NEWTOWN MACON IS INCREASING DOWNTOWN RESIDENTS BY FUNDING LOFT DEVELOPMENT THROUGH THE REAL ESTATE LOAN FUND THIS LOAN FUND WAS ESTABLISHED IN PARTNERSHIP WITH THE MACON BIBB URBAN DEVELOPMENT AUTHORITY AND MACON BIBB COUNTY WE USE BOND FUNDS IN VIABLE RESIDENTIAL PROJECTS TO CLOSE THE GAP BETWEEN SOURCES OF FUNDS (INCLUDING OWNER EQUITY, TRADITIONAL FINANCING AND HISTORIC TAX CREDITS) AND THE ACTUAL COST TO REHABILITATE OR BUILD LOFT HOUSING AT THE END OF THE FISCAL YEAR, NEWTOWN HAD 4.4 MILLION OF LOANS IN SERVICE ON PROJECTS WITH MARKET VALUES OF 28.3 MILLION, EXPECTED TO PRODUCE 163 RESIDENTIAL LOFTS AND REHABILITATE OVER 280,000 SQUARE FEET OF UNDERUTILIZED BUILDINGS NEWTOWN MACON ALSO PROMOTES DOWNTOWN LIVING THROUGH MARKETING AND BRANDING, AND BY HELPING PEOPLE FIND A PLACE TO LIVE THROUGH THE LOFT FINDER ONLINE SERVICE AT NEWTOWNMACON.COM/LIVING THROUGH THESE STRATEGIES, DOWNTOWN MACON IS ATTRACTING NEW RESIDENTS WE HAVE EXCEEDED OUR GOAL OF 85% OCCUPANCY WITH 86% OF THE LOFTS OCCUPIED AT THE END OF THE FISCAL YEAR

4c (Code) (Expenses \$ 142,395 including grants of \$ 14,414) (Revenue \$ 2,450)

GROWING JOBS THE CHARITABLE CONTRIBUTIONS THAT NEWTOWN MACON RECEIVES HELP TO FILL THE GAP IN RESOURCES NEEDED FOR ANCHOR BUSINESSES TO LOCATE IN OUR TARGET AREAS THIS TYPE OF SUPPORT IS TAILORED TO THE INDIVIDUAL NEEDS OF PROSPECTIVE AND EXISTING BUSINESSES, BUT MOST OFTEN CONSISTS OF STRATEGIC PLANNING AND ADVICE FROM INDUSTRY EXPERTS, COMMISSIONED AT NEWTOWN'S EXPENSE NEWTOWN MACON ALSO PROVIDES SUPPORT FOR OUR ENTREPRENEURS WE OFFER A VARIETY OF SERVICES INCLUDING SHEPHERDING APPLICANTS THROUGH THE PERMIT PROCESS, ONE-ON-ONE MENTORSHIP COUNSELING, AND COLLABORATION WITH OTHER AGENCIES OUR STAFF CONDUCTED OVER 100 SMALL BUSINESS CONSULTATIONS DURING THE FISCAL YEAR THESE SERVICES ATTRACT BUSINESSES TO DOWNTOWN, VERIFIED BY A TOTAL OF 13 NET NEW BUSINESSES OPENING IN DOWNTOWN MACON DURING THE FISCAL YEAR

See Additional Data

4d Other program services (Describe in Schedule O)

(Expenses \$ 190,034 including grants of \$ 14,876) (Revenue \$ 94,159)

4e Total program service expenses ▶ 1,269,083

Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	Yes	
2 Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> (see instructions)?	Yes	
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>		No
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>	Yes	
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? <i>If "Yes," complete Schedule C, Part III</i>		No
6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>		No
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>	Yes	
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>		No
9 Did the organization report an amount in Part X, line 21 for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>		No
10 Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i>	Yes	
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	Yes	
b Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>	Yes	
c Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>	Yes	
d Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>		No
e Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>		No
f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>	Yes	
12a Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>	Yes	
b Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>	Yes	
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		No
14a Did the organization maintain an office, employees, or agents outside of the United States?		No
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>		No
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>		No
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>		No
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I</i> (see instructions)		No
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>		No
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>		No
20a Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		No
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		

Part IV Checklist of Required Schedules (continued)

21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>	21	Yes	
22 Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>	22	Yes	
23 Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i>	23		No
24a Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i>	24a		No
b Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		
c Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		
d Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		
25a Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.			
Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>	25a		No
b Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>	25b		No
26 Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? <i>If "Yes," complete Schedule L, Part II</i>	26	Yes	
27 Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i>	27		No
28 Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)			
a A current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>	28a		No
b A family member of a current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>	28b	Yes	
c An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? <i>If "Yes," complete Schedule L, Part IV</i>	28c	Yes	
29 Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>	29	Yes	
30 Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>	30		No
31 Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>	31		No
32 Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>	32		No
33 Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i>	33	Yes	
34 Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i>	34	Yes	
35a Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a		No
b If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>	35b		
36 Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>	36		No
37 Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i>	37		No
38 Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? Note. All Form 990 filers are required to complete Schedule O	38	Yes	

Part V Statements Regarding Other IRS Filings and Tax Compliance

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

Table with columns for question number, question text, and Yes/No response boxes. Includes sections for backup withholding, employee reporting, foreign accounts, prohibited tax shelter transactions, deductible contributions, and 501(c)(7), (12), and (29) organizations.

Part VI Governance, Management, and Disclosure

For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

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

Section A. Governing Body and Management

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

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

		Yes	No
10a	Did the organization have local chapters, branches, or affiliates?		No
10b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	Yes	
11b	Describe in Schedule O the process, if any, used by the organization to review this Form 990		
12a	Did the organization have a written conflict of interest policy? If "No," go to line 13	Yes	
12b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	Yes	
12c	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done	Yes	
13	Did the organization have a written whistleblower policy?	Yes	
14	Did the organization have a written document retention and destruction policy?	Yes	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
15a	The organization's CEO, Executive Director, or top management official	Yes	
15b	Other officers or key employees of the organization	Yes	
	If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions)		
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?		No
16b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?		

Section C. Disclosure

17 List the States with which a copy of this Form 990 is required to be filed **GA**

18 Section 6104 requires an organization to make its Form 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
 Own website Another's website Upon request Other (explain in Schedule O)

19 Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year

20 State the name, address, and telephone number of the person who possesses the organization's books and records
NEWTOWN MACON INC 555 POPLAR ST MACON, GA 31201 (478) 722-9909

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

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

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

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

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

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

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

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

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

Main table with 6 columns: (A) Name and Title, (B) Average hours per week, (C) Position (Individual trustee or director, Institutional Trustee, Officer, Key employee, Highest compensated employee, Former), (D) Reportable compensation from the organization, (E) Reportable compensation from related organizations, (F) Estimated amount of other compensation.

Summary rows: 1b Sub-Total, c Total from continuation sheets to Part VII, Section A, d Total (add lines 1b and 1c). Total values: 219,209 and 11,799.

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization 1

Table with 3 columns: Question (3, 4, 5), Yes, No. Questions regarding compensation reporting and thresholds.

Section B. Independent Contractors

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

Table with 3 columns: (A) Name and business address, (B) Description of services, (C) Compensation. Example: Piedmont Construction Group Inc, Construction, 357,950.

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization 1

Part VIII Statement of Revenue

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

		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514	
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns 1a _____					
	b Membership dues 1b _____ 120,280					
	c Fundraising events 1c _____					
	d Related organizations 1d _____					
	e Government grants (contributions) 1e _____ 10,000					
	f All other contributions, gifts, grants, and similar amounts not included above 1f _____ 1,120,026					
	g Noncash contributions included in lines 1a-1f \$ _____ 164,920					
	h Total. Add lines 1a-1f ▶		1,250,306			
Program Service Revenue	2a INTEREST REAL ESTATE LOAN FD _____ Business Code 522292 515,407 515,407					
	b DEVELOPMENT FEE REVENUE _____ 531390 250,000 250,000					
	c GEORGIA SPORTS HALL OF FAME _____ 900099 17,393 17,393					
	d PERFORMANCE CONTRACT _____ 561000 8,372 8,372					
	e _____					
	f All other program service revenue _____					
	g Total. Add lines 2a-2f ▶		791,172			
	Other Revenue	3 Investment income (including dividends, interest, and other similar amounts) ▶		107,033		107,033
4 Income from investment of tax-exempt bond proceeds ▶						
5 Royalties ▶						
6a Gross rents		(i) Real 89,477				
		(ii) Personal				
		b Less rental expenses 19,407				
		c Rental income or (loss) 70,070				
d Net rental income or (loss) ▶			70,070		70,070	
7a Gross amount from sales of assets other than inventory		(i) Securities				
		(ii) Other				
		b Less cost or other basis and sales expenses 351,181				
		c Gain or (loss) -351,181				
d Net gain or (loss) ▶			-351,181	-351,181		
8a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c) See Part IV, line 18 a						
b Less direct expenses b						
c Net income or (loss) from fundraising events ▶						
9a Gross income from gaming activities See Part IV, line 19 a						
b Less direct expenses b						
c Net income or (loss) from gaming activities ▶						
10a Gross sales of inventory, less returns and allowances a	2,940					
	b Less cost of goods sold b	1,392				
	c Net income or (loss) from sales of inventory ▶		1,548	1,548		
Miscellaneous Revenue	Business Code					
11a REIMBURSEMENTS AND REFUNDS _____ 900099 72,936 72,936						
b OTHER INCOME _____ 900099 15,584 15,584						
c _____						
d All other revenue						
e Total. Add lines 11a-11d ▶		88,520				
12 Total revenue. See Instructions ▶		1,957,468	174,146		533,016	

Part IX Statement of Functional Expenses

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

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

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.		(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1	Grants and other assistance to domestic organizations and domestic governments See Part IV, line 21	30,746	30,746		
2	Grants and other assistance to domestic individuals See Part IV, line 22	42,414	42,414		
3	Grants and other assistance to foreign organizations, foreign governments, and foreign individuals See Part IV, lines 15 and 16				
4	Benefits paid to or for members				
5	Compensation of current officers, directors, trustees, and key employees	241,347	181,010	60,337	
6	Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7	Other salaries and wages	260,580	185,525	8,058	66,997
8	Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	5,819	2,354	785	2,680
9	Other employee benefits	38,959	31,689	867	6,403
10	Payroll taxes	36,778	27,137	4,494	5,147
11	Fees for services (non-employees)				
a	Management	3,695	3,695		
b	Legal	85,005	82,415	2,590	
c	Accounting	29,172		29,172	
d	Lobbying	45,847	45,847		
e	Professional fundraising services See Part IV, line 17				
f	Investment management fees	24,860	24,464	396	
g	Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O)	137,204	136,944	260	
12	Advertising and promotion	54,379	48,417	4,771	1,191
13	Office expenses	90,034	74,931	7,911	7,192
14	Information technology	12,668	12,645	23	
15	Royalties				
16	Occupancy	138,449	123,709	10,184	4,556
17	Travel	3,851	3,582	74	195
18	Payments of travel or entertainment expenses for any federal, state, or local public officials				
19	Conferences, conventions, and meetings	26,156	16,025	1,292	8,839
20	Interest	171,927	171,927		
21	Payments to affiliates				
22	Depreciation, depletion, and amortization	4,870	4,405	465	
23	Insurance	24,884	19,202	5,682	
24	Other expenses Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O)				
a					
b					
c					
d					
e	All other expenses				
25	Total functional expenses. Add lines 1 through 24e	1,509,644	1,269,083	137,361	103,200
26	Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

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

		(A)		(B)
		Beginning of year		End of year
Assets	1 Cash-non-interest-bearing	143,530	1	931,171
	2 Savings and temporary cash investments	196,802	2	481,591
	3 Pledges and grants receivable, net	1,437,436	3	1,069,317
	4 Accounts receivable, net	75,442	4	2,490
	5 Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees Complete Part II of Schedule L	1,313,186	5	1,816,681
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions) Complete Part II of Schedule L		6	
	7 Notes and loans receivable, net		7	250,000
	8 Inventories for sale or use	6,084	8	
	9 Prepaid expenses and deferred charges	11,093	9	11,155
	10a Land, buildings, and equipment cost or other basis Complete Part VI of Schedule D	10a 1,082,412		
	b Less accumulated depreciation	10b 118,498	1,182,490	10c 963,914
	11 Investments—publicly traded securities		11	347,199
	12 Investments—other securities See Part IV, line 11	2,554,090	12	2,384,500
	13 Investments—program-related See Part IV, line 11	2,702,244	13	2,608,521
	14 Intangible assets	67,917	14	
	15 Other assets See Part IV, line 11	1,055	15	55
16 Total assets. Add lines 1 through 15 (must equal line 34)	9,691,369	16	10,866,594	
Liabilities	17 Accounts payable and accrued expenses	80,304	17	41,579
	18 Grants payable		18	
	19 Deferred revenue	12,605	19	9,534
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability Complete Part IV of Schedule D		21	
	22 Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons Complete Part II of Schedule L		22	
	23 Secured mortgages and notes payable to unrelated third parties		23	200,592
	24 Unsecured notes and loans payable to unrelated third parties	4,367,583	24	5,042,032
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24) Complete Part X of Schedule D		25	
	26 Total liabilities. Add lines 17 through 25	4,460,492	26	5,293,737
Net Assets or Fund Balances	Organizations that follow SFAS 117 (ASC 958), check here <input checked="" type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.			
	27 Unrestricted net assets	3,194,551	27	2,829,784
	28 Temporarily restricted net assets	536,326	28	1,242,373
	29 Permanently restricted net assets	1,500,000	29	1,500,700
	Organizations that do not follow SFAS 117 (ASC 958), check here <input type="checkbox"/> and complete lines 30 through 34.			
	30 Capital stock or trust principal, or current funds		30	
	31 Paid-in or capital surplus, or land, building or equipment fund		31	
	32 Retained earnings, endowment, accumulated income, or other funds		32	
33 Total net assets or fund balances	5,230,877	33	5,572,857	
34 Total liabilities and net assets/fund balances	9,691,369	34	10,866,594	

Part XI Reconciliation of Net Assets

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

1 Total revenue (must equal Part VIII, column (A), line 12)	1	1,957,468
2 Total expenses (must equal Part IX, column (A), line 25)	2	1,509,644
3 Revenue less expenses Subtract line 2 from line 1	3	447,824
4 Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	5,230,877
5 Net unrealized gains (losses) on investments	5	-105,844
6 Donated services and use of facilities	6	
7 Investment expenses	7	
8 Prior period adjustments	8	
9 Other changes in net assets or fund balances (explain in Schedule O)	9	
10 Net assets or fund balances at end of year Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	5,572,857

Part XII Financial Statements and Reporting

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

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

Additional Data

Software ID:

Software Version:

EIN: 58-2273893

Name: NEWTOWN MACON INC

Form 990, Part III - 4 Program Service Accomplishments (See the Instructions)

(Code) (Expenses \$ 190,034 including grants of \$ 14,876) (Revenue \$ 94,159)

AFFILIATES NEWTOWN MACON IS FOCUSED ON REVITALIZING DOWNTOWN ONE WAY THAT WE ACCOMPLISH REVITALIZATION IS THROUGH PARTNERSHIPS WITH OUR AFFILIATES SUCH AS FORT HAWKINS PRESIDENT THOMAS JEFFERSON AND INDIAN AGENT COL BENJAMIN HAWKINS ESTABLISHED FORT HAWKINS AS AN OFFICIAL U S ARMY FORT AND INDIAN FACTORY FOR TRADING AND MEETING WITH NATIVE AMERICANS ESTABLISHED FORT HAWKINS IN 1806 AT THE TIME, IT WAS THE WESTERN FRONTIER AND A WILDERNESS IT OVERLOOKED THE ANCIENT INDIAN MOUNDS OF THE "OLD FIELDS" HELD SACRED BY THE MUSKOGEE CREEK NATION, THE OCMULGEE RIVER, THE LOWER CREEK PATHWAY THAT BECAME THE FEDERAL ROAD CONNECTING WASHINGTON, D C TO MOBILE AND NEW ORLEANS, AND THE FUTURE SITE OF THE CITY OF MACON FOUNDED ACROSS THE RIVER SEVENTEEN YEARS LATER NEWTOWN IS WORKING WITH THE FORT HAWKINS COMMISSION TO BRING ABOUT THE COMPLETE RESTORATION OF THE FRONTIER FORT THAT IS THE BIRTHPLACE OF MACON, GEORGIA NEWTOWN'S LONG-TERM STRATEGY IS FOR ALL AFFILIATES TO TRANSITION TO INDEPENDENT, SELF-SUFFICIENT ORGANIZATIONS ADVOCATING PROGRESS NEWTOWN MACON'S BOARD OF DIRECTORS EMBRACES A BROAD VISION OF A PROSPEROUS MIDDLE GEORGIA WHICH NECESSITATES OUR INVOLVEMENT IN LOCAL AND REGIONAL POLICY ISSUES THAT IMPACT DOWNTOWN MACON'S RENAISSANCE

Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
SCOTT SEIGEL DIRECTOR	1 00	X						0	0	0
RHONDA PERRY DIRECTOR	1 00	X						0	0	0
JOEY STUCKEY DIRECTOR	1 00	X						0	0	0
BROTHER STEWART DIRECTOR	1 00	X						0	0	0
CHRIS R. SHERIDAN CHAIR OHT CO	1 00	X						0	0	0
JOHN RHEA DIRECTOR	1 00	X						0	0	0
ROBERT REICHERT DIRECTOR	1 00	X						0	0	0
MICHAEL DYER DIRECTOR	1 00	X						0	0	0
VIRGIL ADAMS DIRECTOR	1 00	X						0	0	0
THOMAS WICKER PAST CHAIR	1 00	X						0	0	0

Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
ROBERT F HATCHER DIRECTOR	1 00	X						0	0	0
DAN SPEIGHT CAMPAIGN CHA	1 00	X						0	0	0
MICHAEL WRIGHT DIRECTOR	1 00	X						0	0	0
TONY ROJAS DIRECTOR	5 00	X						0	0	0
JEAN BRAGG DIRECTOR	1 00	X						0	0	0
BLAKE LIENBY OF COUNSEL	5 00	X						0	0	0
JIM DAWS DIRECTOR	1 00	X						0	0	0
BILL KILBURG DIRECTOR	1 00	X						0	0	0
BRYAN NICHOLS DIRECTOR	1 00	X						0	0	0
FRANK PATTERSON DIRECTOR	1 00	X						0	0	0

Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
CONNIE BROWN DIRECTOR	1 00	X						0	0	0
EMILY MYERS DIRECTOR	1 00	X						0	0	0
CORRIE HALL DIRECTOR	1 00	X						0	0	0
CARL GAROFALO DIRECTOR	1 00	X						0	0	0
SCOTT THOMPSON DIRECTOR	1 00	X						0	0	0
LARRY SCHLESINGER DIRECTOR	1 00	X						0	0	0
CHRISTOPHER BLAKE DIRECTOR	1 00	X						0	0	0
LESTER MILLER DIRECTOR	1 00	X						0	0	0
RON SHIPMAN DIRECTOR	1 00	X						0	0	0
JOSHUA M ROGERS PRESIDENT &	40 00 0 00			X				138,420	0	4,663

Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
GAIL MANSFIELD CFO	40 00 0 00			X				80,789	0	7,136
WILLIAM UNDERWOOD CHAIRMAN	5 00 0 00			X				0	0	0
DAN FORRESTER TREASURER	5 00 0 00			X				0	0	0
JUANITA T JORDAN VICE CHAIR	5 00 0 00			X				0	0	0

SCHEDULE A (Form 990 or 990EZ)

Public Charity Status and Public Support

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

Attach to Form 990 or Form 990-EZ.

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

2015

Open to Public Inspection

Department of the Treasury Internal Revenue Service

Name of the organization NEWTOWN MACON INC

Employer identification number

58-2273893

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

The organization is not a private foundation because it is (For lines 1 through 11, check only one box)

- 1 A church, convention of churches, or association of churches described in section 170(b)(1)(A)(i).
2 A school described in section 170(b)(1)(A)(ii).
3 A hospital or a cooperative hospital service organization described in section 170(b)(1)(A)(iii).
4 A medical research organization operated in conjunction with a hospital described in section 170(b)(1)(A)(iii).
5 An organization operated for the benefit of a college or university owned or operated by a governmental unit described in section 170(b)(1)(A)(iv).
6 A federal, state, or local government or governmental unit described in section 170(b)(1)(A)(v).
7 An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in section 170(b)(1)(A)(vi).
8 A community trust described in section 170(b)(1)(A)(vi)
9 An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions...
10 An organization organized and operated exclusively to test for public safety
11 An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2)
a Type I. A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization
b Type II. A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s)
c Type III functionally integrated. A supporting organization operated in connection with, and functionally integrated with, its supported organization(s)
d Type III non-functionally integrated. A supporting organization operated in connection with its supported organization(s) that is not functionally integrated
e Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization
f Enter the number of supported organizations
g Provide the following information about the supported organization(s)

Table with 6 columns: (i) Name of supported organization, (ii) EIN, (iii) Type of organization, (iv) Is the organization listed in your governing document?, (v) Amount of monetary support, (vi) Amount of other support. Includes a Total row at the bottom.

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a)2011	(b)2012	(c)2013	(d)2014	(e)2015	(f)Total
1 Gifts, grants, contributions, and membership fees received (Do not include any unusual grants.)	3,527,801	3,580,115	624,555	554,545	1,250,306	9,537,322
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 Total. Add lines 1 through 3	3,527,801	3,580,115	624,555	554,545	1,250,306	9,537,322
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						3,726,419
6 Public support. Subtract line 5 from line 4						5,810,903

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a)2011	(b)2012	(c)2013	(d)2014	(e)2015	(f)Total
7 Amounts from line 4	3,527,801	3,580,115	624,555	554,545	1,250,306	9,537,322
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	256,394	252,928	459,510	288,651	196,510	1,453,993
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
11 Total support. Add lines 7 through 10						10,991,315

12 Gross receipts from related activities, etc. (see instructions) **12** 4,750,259

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

Section C. Computation of Public Support Percentage

14 Public support percentage for 2015 (line 6, column (f) divided by line 11, column (f)) **14** 52.870%

15 Public support percentage for 2014 Schedule A, Part II, line 14 **15** 89.930%

16a 33 1/3% support test—2015. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization

b 33 1/3% support test—2014. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization

17a 10%-facts-and-circumstances test—2015. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization

b 10%-facts-and-circumstances test—2014. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization

18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions

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

(Complete only if you checked the box on line 9 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a)2011	(b)2012	(c)2013	(d)2014	(e)2015	(f)Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 Public support. (Subtract line 7c from line 6.)						

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a)2011	(b)2012	(c)2013	(d)2014	(e)2015	(f)Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
13 Total support. (Add lines 9, 10c, 11, and 12.)						

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

Section C. Computation of Public Support Percentage

15 Public support percentage for 2015 (line 8, column (f) divided by line 13, column (f))	15	
16 Public support percentage from 2014 Schedule A, Part III, line 15	16	

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2015 (line 10c, column (f) divided by line 13, column (f))	17	
18 Investment income percentage from 2014 Schedule A, Part III, line 17	18	

19a 33 1/3% support tests—2015. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization ▶

b 33 1/3% support tests—2014. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization ▶

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

Part IV Supporting Organizations

(Complete only if you checked a box on line 11 of Part I. If you checked 11a of Part I, complete Sections A and B. If you checked 11b of Part I, complete Sections A and C. If you checked 11c of Part I, complete Sections A, D, and E. If you checked 11d of Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

	Yes	No
1 Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>		
2 Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		
3a Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer (b) and (c) below.</i>		
b Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
c Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
4a Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes" and if you checked 11a or 11b in Part I, answer (b) and (c) below.</i>		
b Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>		
c Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>		
5a Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer (b) and (c) below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed, (ii) the reasons for each such action, (iii) the authority under the organization's organizing document authorizing such action, and (iv) how the action was accomplished (such as by amendment to the organizing document).</i>		
b Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
c Substitutions only. Was the substitution the result of an event beyond the organization's control?		
6 Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (a) its supported organizations, (b) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (c) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>		
7 Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in IRC 4958(c)(3)(C)), a family member of a substantial contributor, or a 35-percent controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990).</i>		
8 Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? <i>If "Yes," complete Part II of Schedule L (Form 990).</i>		
9a Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>		
b Did one or more disqualified persons (as defined in line 9(a)) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in Part VI.</i>		
c Did a disqualified person (as defined in line 9(a)) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in Part VI.</i>		
10a Was the organization subject to the excess business holdings rules of IRC 4943 because of IRC 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer b below.</i>		
b Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)</i>		
11 Has the organization accepted a gift or contribution from any of the following persons?		
a A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?		
b A family member of a person described in (a) above?		
c A 35% controlled entity of a person described in (a) or (b) above? <i>If "Yes" to a, b, or c, provide detail in Part VI.</i>		

Part IV Supporting Organizations (continued)**Section B. Type I Supporting Organizations**

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

	Yes	No
1		
2		

Section C. Type II Supporting Organizations

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

	Yes	No
1		

Section D. All Type III Supporting Organizations

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

	Yes	No
1		
2		
3		

Section E. Type III Functionally-Integrated Supporting Organizations

- 1** Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (**see instructions**)
- a** The organization satisfied the Activities Test. Complete **line 2** below.
- b** The organization is the parent of each of its supported organizations. Complete **line 3** below.
- c** The organization supported a governmental entity. Describe in Part VI how you supported a government entity (see instructions).
- 2** Activities Test **Answer (a) and (b) below.**

- a** Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? *If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.*
- b** Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? *If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.*
- 3** Parent of Supported Organizations **Answer (a) and (b) below.**
- a** Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? *Provide details in Part VI.*
- b** Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? *If "Yes," describe in Part VI the role played by the organization in this regard.*

	Yes	No
2a		
2b		
3a		
3b		

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

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

Section A - Adjusted Net Income

- 1** Net short-term capital gain
- 2** Recoveries of prior-year distributions
- 3** Other gross income (see instructions)
- 4** Add lines 1 through 3
- 5** Depreciation and depletion
- 6** Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)
- 7** Other expenses (see instructions)
- 8** **Adjusted Net Income** (subtract lines 5, 6 and 7 from line 4)

	(A) Prior Year	(B) Current Year (optional)
1		
2		
3		
4		
5		
6		
7		
8		

Section B - Minimum Asset Amount

- 1** Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year)
- a** Average monthly value of securities
- b** Average monthly cash balances
- c** Fair market value of other non-exempt-use assets
- d** **Total** (add lines 1a, 1b, and 1c)
- e** **Discount** claimed for blockage or other factors (explain in detail in Part VI) _____
- 2** Acquisition indebtedness applicable to non-exempt use assets
- 3** Subtract line 2 from line 1d
- 4** Cash deemed held for exempt use Enter 1-1/2% of line 3 (for greater amount, see instructions)
- 5** Net value of non-exempt-use assets (subtract line 4 from line 3)
- 6** Multiply line 5 by 0.35
- 7** Recoveries of prior-year distributions
- 8** **Minimum Asset Amount** (add line 7 to line 6)

	(A) Prior Year	(B) Current Year (optional)
1		
1a		
1b		
1c		
1d		
2		
3		
4		
5		
6		
7		
8		

Section C - Distributable Amount

- 1** Adjusted net income for prior year (from Section A, line 8, Column A)
- 2** Enter 85% of line 1
- 3** Minimum asset amount for prior year (from Section B, line 8, Column A)
- 4** Enter greater of line 2 or line 3
- 5** Income tax imposed in prior year
- 6** **Distributable Amount.** Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)
- 7** Check here if the current year is the organization's first as a non-functionally-integrated Type III supporting organization (see instructions)

		Current Year
1		
2		
3		
4		
5		
6		

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

Section D - Distributions	Current Year
1 Amounts paid to supported organizations to accomplish exempt purposes	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	
4 Amounts paid to acquire exempt-use assets	
5 Qualified set-aside amounts (prior IRS approval required)	
6 Other distributions (describe in Part VI) See instructions	
7 Total annual distributions. Add lines 1 through 6	
8 Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI) See instructions	
9 Distributable amount for 2015 from Section C, line 6	
10 Line 8 amount divided by Line 9 amount	

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2015	(iii) Distributable Amount for 2015
1 Distributable amount for 2015 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2015 (reasonable cause required--see instructions)			
3 Excess distributions carryover, if any, to 2015			
a			
b			
c			
d From 2013. _____			
e From 2014. _____			
f Total of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2015 distributable amount			
i Carryover from 2010 not applied (see instructions)			
j Remainder Subtract lines 3g, 3h, and 3i from 3f			
4 Distributions for 2015 from Section D, line 7			
\$ _____			
a Applied to underdistributions of prior years			
b Applied to 2015 distributable amount			
c Remainder Subtract lines 4a and 4b from 4			
5 Remaining underdistributions for years prior to 2015, if any Subtract lines 3g and 4a from line 2 (if amount greater than zero, see instructions)			
6 Remaining underdistributions for 2015 Subtract lines 3h and 4b from line 1 (if amount greater than zero, see instructions)			
7 Excess distributions carryover to 2016. Add lines 3j and 4c			
8 Breakdown of line 7			
a			
b			
c Excess from 2013. _____			
d From 2014. _____			
e From 2015. _____			

Part VI Supplemental Information.

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

Facts And Circumstances Test

Return Reference	Explanation
PART II, LINE 10	

SCHEDULE C
(Form 990 or 990-EZ)

Department of the Treasury
 Internal Revenue Service

Political Campaign and Lobbying Activities

For Organizations Exempt From Income Tax Under section 501(c) and section 527
 ▶ Complete if the organization is described below. ▶ Attach to Form 990 or Form 990-EZ.
 ▶ Information about Schedule C (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

OMB No 1545-0047

2015

Open to Public Inspection

If the organization answered "Yes" on Form 990, Part IV, Line 3, or Form 990-EZ, Part V, line 46 (Political Campaign Activities), then

- Section 501(c)(3) organizations Complete Parts I-A and B Do not complete Part I-C
- Section 501(c) (other than section 501(c)(3)) organizations Complete Parts I-A and C below Do not complete Part I-B
- Section 527 organizations Complete Part I-A only

If the organization answered "Yes" on Form 990, Part IV, Line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then

- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)) Complete Part II-A Do not complete Part II-B
- Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)) Complete Part II-B Do not complete Part II-A

If the organization answered "Yes" on Form 990, Part IV, Line 5 (Proxy Tax) (see separate instructions) or Form 990-EZ, Part V, line 35c (Proxy Tax) (see separate instructions), then

- Section 501(c)(4), (5), or (6) organizations Complete Part III

Name of the organization NEWTOWN MACON INC	Employer identification number 58-2273893
---	--

Part I-A Complete if the organization is exempt under section 501(c) or is a section 527 organization.

1 Provide a description of the organization's direct and indirect political campaign activities in Part IV

2 Political expenditures ▶ \$ _____

3 Volunteer hours _____

Part I-B Complete if the organization is exempt under section 501(c)(3).

1 Enter the amount of any excise tax incurred by the organization under section 4955 ▶ \$ _____

2 Enter the amount of any excise tax incurred by organization managers under section 4955 ▶ \$ _____

3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year? Yes No

4a Was a correction made? Yes No

b If "Yes," describe in Part IV

Part I-C Complete if the organization is exempt under section 501(c), except section 501(c)(3).

1 Enter the amount directly expended by the filing organization for section 527 exempt function activities ▶ \$ _____

2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt function activities ▶ \$ _____

3 Total exempt function expenditures Add lines 1 and 2 Enter here and on Form 1120-POL, line 17b ▶ \$ _____

4 Did the filing organization file Form 1120-POL for this year? Yes No

5 Enter the names, addresses and employer identification number (EIN) of all section 527 political organizations to which the filing organization made payments For each organization listed, enter the amount paid from the filing organization's funds Also enter the amount of political contributions received that were promptly and directly delivered to a separate political organization, such as a separate segregated fund or a political action committee (PAC) If additional space is needed, provide information in Part IV

(a) Name	(b) Address	(c) EIN	(d) Amount paid from filing organization's funds If none, enter -0-	(e) Amount of political contributions received and promptly and directly delivered to a separate political organization If none, enter -0-
2				
3				
4				
5				
6				

Part II-A Complete if the organization is exempt under section 501(c)(3) and filed Form 5768 (election under section 501(h)).

A Check if the filing organization belongs to an affiliated group (and list in Part IV each affiliated group member's name, address, EIN, expenses, and share of excess lobbying expenditures)

B Check if the filing organization checked box A and "limited control" provisions apply

Limits on Lobbying Expenditures
(The term "expenditures" means amounts paid or incurred.)

(a) Filing organization's totals	(b) Affiliated group totals
----------------------------------	-----------------------------

1a	Total lobbying expenditures to influence public opinion (grass roots lobbying)														
b	Total lobbying expenditures to influence a legislative body (direct lobbying)	45,847													
c	Total lobbying expenditures (add lines 1a and 1b)	45,847													
d	Other exempt purpose expenditures	1,463,797													
e	Total exempt purpose expenditures (add lines 1c and 1d)	1,509,644													
f	Lobbying nontaxable amount Enter the amount from the following table in both columns	225,482													
	<table border="1"> <thead> <tr> <th align="left">If the amount on line 1e, column (a) or (b) is:</th> <th align="left">The lobbying nontaxable amount is:</th> </tr> </thead> <tbody> <tr> <td>Not over \$500,000</td> <td>20% of the amount on line 1e</td> </tr> <tr> <td>Over \$500,000 but not over \$1,000,000</td> <td>\$100,000 plus 15% of the excess over \$500,000</td> </tr> <tr> <td>Over \$1,000,000 but not over \$1,500,000</td> <td>\$175,000 plus 10% of the excess over \$1,000,000</td> </tr> <tr> <td>Over \$1,500,000 but not over \$17,000,000</td> <td>\$225,000 plus 5% of the excess over \$1,500,000</td> </tr> <tr> <td>Over \$17,000,000</td> <td>\$1,000,000</td> </tr> </tbody> </table>	If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:	Not over \$500,000	20% of the amount on line 1e	Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000	Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000	Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000	Over \$17,000,000	\$1,000,000		
If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:														
Not over \$500,000	20% of the amount on line 1e														
Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000														
Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000														
Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000														
Over \$17,000,000	\$1,000,000														
g	Grassroots nontaxable amount (enter 25% of line 1f)	56,371													
h	Subtract line 1g from line 1a If zero or less, enter -0-														
i	Subtract line 1f from line 1c If zero or less, enter -0-														
j	If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year?														

Y e s **N o**

4-Year Averaging Period Under section 501(h)
(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the separate instructions for lines 2a through 2f.)

Lobbying Expenditures During 4-Year Averaging Period

Calendar year (or fiscal year beginning in)	(a)2012	(b)2013	(c)2014	(d)2015	(e) Total
2a Lobbying nontaxable amount			301,129	225,482	526,611
b Lobbying ceiling amount (150% of line 2a, column(e))					789,917
c Total lobbying expenditures			6,500	45,847	52,347
d Grassroots nontaxable amount			75,282	56,371	131,653
e Grassroots ceiling amount (150% of line 2d, column (e))					197,480
f Grassroots lobbying expenditures					

Part II-B Complete if the organization is exempt under section 501(c)(3) and has NOT filed Form 5768 (election under section 501(h)).

For each "Yes" response on lines 1a through 1i below, provide in Part IV a detailed description of the lobbying activity	(a)		(b)
	Yes	No	Amount
1 During the year, did the filing organization attempt to influence foreign, national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of			
a Volunteers?			
b Paid staff or management (include compensation in expenses reported on lines 1c through 1i)?			
c Media advertisements?			
d Mailings to members, legislators, or the public?			
e Publications, or published or broadcast statements?			
f Grants to other organizations for lobbying purposes?			
g Direct contact with legislators, their staffs, government officials, or a legislative body?			
h Rallies, demonstrations, seminars, conventions, speeches, lectures, or any similar means?			
i Other activities?			
j Total. Add lines 1c through 1i			
2a Did the activities in line 1 cause the organization to be not described in section 501(c)(3)?			
b If "Yes," enter the amount of any tax incurred under section 4912			
c If "Yes," enter the amount of any tax incurred by organization managers under section 4912			
d If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?			

Part III-A Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6).

	Yes	No
1 Were substantially all (90% or more) dues received nondeductible by members?	1	
2 Did the organization make only in-house lobbying expenditures of \$2,000 or less?	2	
3 Did the organization agree to carry over lobbying and political expenditures from the prior year?	3	

Part III-B Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) and if either (a) BOTH Part III-A, lines 1 and 2, are answered "No" OR (b) Part III-A, line 3, is answered "Yes."

1 Dues, assessments and similar amounts from members	1	
2 Section 162(e) nondeductible lobbying and political expenditures (do not include amounts of political expenses for which the section 527(f) tax was paid).	2a	
a Current year	2b	
b Carryover from last year	2c	
c Total	3	
3 Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues	4	
4 If notices were sent and the amount on line 2c exceeds the amount on line 3, what portion of the excess does the organization agree to carryover to the reasonable estimate of nondeductible lobbying and political expenditure next year?	5	
5 Taxable amount of lobbying and political expenditures (see instructions)		

Part IV Supplemental Information

Provide the descriptions required for Part I-A, line 1, Part I-B, line 4, Part I-C, line 5, Part II-A (affiliated group list), Part II-A, lines 1 and 2 (see instructions), and Part II-B, line 1. Also, complete this part for any additional information.

Return Reference	Explanation
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TY 2015 Averaging Attachment

Name: NEWTOWN MACON INC

EIN: 58-2273893

Explanation: THERE WERE NO LOBBYING EXPENSES FOR 2012 OR 2013

SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements
► Complete if the organization answered "Yes," on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
► Attach to Form 990.
Information about Schedule D (Form 990) and its instructions is at www.irs.gov/form990.

OMB No 1545-0047
2015
Open to Public Inspection

Name of the organization
NEWTOWN MACON INC
Employer identification number
58-2273893

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.
Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of grants from (during year)		
4 Aggregate value at end of year		
5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

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

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

Preservation of land for public use (e.g., recreation or education) Preservation of an historically important land area

Protection of natural habitat Preservation of a certified historic structure

Preservation of open space

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

	Held at the End of the Year
a Total number of conservation easements	1
b Total acreage restricted by conservation easements	0 50
c Number of conservation easements on a certified historic structure included in (a)	1
d Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register	

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ► _____

4 Number of states where property subject to conservation easement is located ► _____ 1 _____

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? Yes No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year
► _____

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

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

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

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

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

b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items

(i) Revenue included on Form 990, Part VIII, line 1 ► \$ _____

(ii) Assets included in Form 990, Part X ► \$ _____

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items

a Revenue included on Form 990, Part VIII, line 1 ► \$ _____

b Assets included in Form 990, Part X ► \$ _____

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets

(continued)

- 3** Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply)
- a** Public exhibition
 - b** Scholarly research
 - c** Preservation for future generations
 - d** Loan or exchange programs
 - e** Other
- 4** Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII
- 5** During the year, did the organization solicit or receive donations of art, historical treasures or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? Yes No

Part IV Escrow and Custodial Arrangements.

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

- 1a** Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? Yes No

b If "Yes," explain the arrangement in Part XIII and complete the following table

	Amount
c Beginning balance	1c
d Additions during the year	1d
e Distributions during the year	1e
f Ending balance	1f

- 2a** Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? Yes No

b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII

Part V Endowment Funds. Complete if the organization answered "Yes" to Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance	2,086,202	2,302,512	2,012,679	1,854,940	
b Contributions	736,987				1,656,487
c Net investment earnings, gains, and losses	-939	41,310	351,833	213,739	198,453
d Grants or scholarships					
e Other expenditures for facilities and programs	103,488	175,000	62,000	56,000	
f Administrative expenses					
g End of year balance	2,720,640	2,086,202	2,302,512	2,012,679	1,854,940

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as

- a** Board designated or quasi-endowment ▶ 21.000 %
 - b** Permanent endowment ▶ 55.000 %
 - c** Temporarily restricted endowment ▶ 24.000 %
- The percentages on lines 2a, 2b, and 2c should equal 100%

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by

- (i)** unrelated organizations
- (ii)** related organizations

	Yes	No
3a(i)		No
3a(ii)		No
3b		

- b** If "Yes" on 3a(ii), are the related organizations listed as required on Schedule R?
- 4** Describe in Part XIII the intended uses of the organization's endowment funds

Part VI Land, Buildings, and Equipment.

Complete if the organization answered "Yes" to Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land	362,670			362,670
b Buildings	570,404		3,049	567,355
c Leasehold improvements				
d Equipment	15,616		4,659	10,957
e Other	133,722		110,790	22,932
Total. Add lines 1a through 1e (Column (d) must equal Form 990, Part X, column (B), line 10(c) ▶				963,914

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

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other		
(A) BENEF INTEREST IN COMM FOUND	2,129,639	F
(B) INTEREST IN PARTNERSHIP	254,861	C
Total. (Column (b) must equal Form 990, Part X, col (B) line 12)	2,384,500	

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

(a) Description of investment	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1) PROGRAM LOANS RECEIVABLE	2,608,521	C
Total. (Column (b) must equal Form 990, Part X, col (B) line 13)	2,608,521	

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

(a) Description	(b) Book value
Total. (Column (b) must equal Form 990, Part X, col (B) line 15)	

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

1. (a) Description of liability	(b) Book value
Federal income taxes	
Total. (Column (b) must equal Form 990, Part X, col (B) line 25)	

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

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

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

1	Total revenue, gains, and other support per audited financial statements		1	2,271,243
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12			
a	Net unrealized gains (losses) on investments	2a	-105,844	
b	Donated services and use of facilities	2b	66,558	
c	Recoveries of prior year grants	2c		
d	Other (Describe in Part XIII)	2d	26,740	
e	Add lines 2a through 2d			2e -12,546
3	Subtract line 2e from line 1			3 2,283,789
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1			
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	24,860	
b	Other (Describe in Part XIII)	4b	-351,181	
c	Add lines 4a and 4b			4c -326,321
5	Total revenue Add lines 3 and 4c . (This must equal Form 990, Part I, line 12)			5 1,957,468

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

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

1	Total expenses and losses per audited financial statements		1	1,929,263
2	Amounts included on line 1 but not on Form 990, Part IX, line 25			
a	Donated services and use of facilities	2a	66,558	
b	Prior year adjustments	2b		
c	Other losses	2c		
d	Other (Describe in Part XIII)	2d	26,740	
e	Add lines 2a through 2d			2e 93,298
3	Subtract line 2e from line 1			3 1,835,965
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:			
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	24,860	
b	Other (Describe in Part XIII)	4b	-351,181	
c	Add lines 4a and 4b			4c -326,321
5	Total expenses Add lines 3 and 4c . (This must equal Form 990, Part I, line 18)			5 1,509,644

Part XIII Supplemental Information

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

Return Reference	Explanation
SCHEDULE D, PAGE 1, PART II, LINE 9	THE ORGANIZATION INCLUDED A RESTRICTED COVENANT IN A CONTRACT FOR THE SALE OF A BUILDING DURING THE YEAR ENDED 6/30/14 THIS CONDITION OF THE SALE IS MEANT TO ENSURE THAT THE EXTERIOR OF THE BUILDING IS WELL MAINTAINED THE ORGANIZATION HAS A WRITTEN POLICY FOR MONITORING THE COVENANT, AND EMPLOYEES OF NEWTOWN MACON WORK CLOSELY WITH THE BUILDING OWNER TO ENSURE THAT THE TERMS OF THE COVENANT ARE ADHERED TO THE BUILDING IS NEARBY TO THE NEWTOWN MACON OFFICE BECAUSE THE COVENANT HAS NO MONETARY VALUE, NO VALUE IS RECOGNIZED IN THE ORGANIZATION'S FINANCIAL STATEMENTS

Part XIII Supplemental Information (continued)

Return Reference	Explanation
SCHEDULE D, PAGE 3, PART X	THE ORGANIZATION BELIEVES THAT IT HAS APPROPRIATE SUPPORT FOR ANY TAX POSITIONS TAKEN, AND AS SUCH, DOES NOT HAVE ANY UNCERTAIN TAX POSITIONS THAT ARE MATERIAL TO THE FINANCIAL STATEMENTS
SCHEDULE D, PAGE 4, PART XI, LINE 2D	RENTAL EXPENSES 19,407 COST OF GOODS SOLD 1,392 REFUND OF LOCAL GOVERNMENT SUPPORT 5,938 ROUNDING 3
SCHEDULE D, PAGE 4, PART XI, LINE 4B	LOSS ON DISPOSAL -351,181
SCHEDULE D, PAGE 4, PART XII, LINE 2D	RENTAL EXPENSES 19,407 COST OF GOODS SOLD 1,392 REFUND OF LOCAL GOVERNMENT SUPPORT 5,938 ROUNDING 3
SCHEDULE D, PAGE 4, PART XII, LINE 4B	LOSS ON DISPOSAL -351,181

Schedule I (Form 990)

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

OMB No 1545-0047

2015

Open to Public Inspection

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

Attach to Form 990.

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

Department of the Treasury Internal Revenue Service

Name of the organization NEWTOWN MACON INC

Employer identification number

58-2273893

Part I General Information on Grants and Assistance

- 1 Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance?
2 Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States

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

Table with 8 columns: (a) Name and address of organization or government, (b) EIN, (c) IRC section if applicable, (d) Amount of cash grant, (e) Amount of non-cash assistance, (f) Method of valuation, (g) Description of non-cash assistance, (h) Purpose of grant or assistance. Row 1: (1) GEORGIA SPORTS HALL OF FAME, EIN 47-4991547, IRC section 3, Amount 14,903, Purpose GENERAL SUPPORT.

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

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

Part III can be duplicated if additional space is needed

(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of non-cash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of non-cash assistance
(1) BUSINESS DEVELOPMENT	14	42,414			

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

Return Reference	Explanation
SCHEDULE I, PAGE 4, PART IV	NEWTOWN MACON, INC MAINTAINS RECORDS TO SUBSTANTIATE THE AMOUNT OF THE GRANTS OR ASSISTANCE THAT IT AWARDS TO ORGANIZATIONS AND INDIVIDUALS THE POSSIBLE GRANTS ARE BROUGHT BEFORE THE BOARD AT BOARD MEETINGS AND THE BOARD MEMBERS VOTE ON WHETHER OR NOT TO AWARD THE GRANT AND DETERMINE THE GRANT AMOUNT BASED ON WHETHER THE GRANT SUPPORTS NEWTOWN MACON'S MISSIONS NEWTOWN MACON REQUIRES PROOF FROM THE ENTITY RECEIVING THE GRANT THAT THE GRANT FUNDS WERE EXPENDED APPROPRIATELY

Schedule L
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Transactions with Interested Persons

▶ Complete if the organization answered "Yes" on Form 990, Part IV, lines 25a, 25b, 26, 27, 28a, 28b, or 28c, or Form 990-EZ, Part V, line 38a or 40b.
▶ Attach to Form 990 or Form 990-EZ.

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

OMB No 1545-0047

2015

Open to Public Inspection

Name of the organization
NEWTOWN MACON INC

Employer identification number
58-2273893

Part I Excess Benefit Transactions (section 501(c)(3), section 501(c)(4), and 501(c)(29) organizations only)
Complete if the organization answered "Yes" on Form 990, Part IV, line 25a or 25b, or Form 990-EZ, Part V, line 40b

1	(a) Name of disqualified person	(b) Relationship between disqualified person and organization	(c) Description of transaction	(d) Corrected?	
				Yes	No

2 Enter the amount of tax incurred by organization managers or disqualified persons during the year under section 4958 ▶ \$ _____

3 Enter the amount of tax, if any, on line 2, above, reimbursed by the organization ▶ \$ _____

Part II Loans to and/or From Interested Persons.

Complete if the organization answered "Yes" on Form 990-EZ, Part V, line 38a, or Form 990, Part IV, line 26, or if the organization reported an amount on Form 990, Part X, line 5, 6, or 22

(a) Name of interested person	(b) Relationship with organization	(c) Purpose of loan	(d) Loan to or from the organization?		(e) Original principal amount	(f) Balance due	(g) In default?		(h) Approved by board or committee?		(i) Written agreement?	
			To	From			Yes	No	Yes	No	Yes	No
(1) CONNIE BROUN	DIRECTOR	CONSTRUCTION AT 552-580 CHERRY ST		X	800,000	846,302		No	Yes		Yes	
(2) SCOTT THOMPSON	DIRECTOR	CONSTRUCTION AT 450 THIRD ST		X	500,000	500,000		No	Yes		Yes	
(3) JIM DAWS	DIRECTOR	CONSTRUCTION AT 401 CHERRY ST		X	470,000	470,379		No	Yes		Yes	
Total						▶ \$	1,816,681					

Part III Grants or Assistance Benefiting Interested Persons.

Complete if the organization answered "Yes" on Form 990, Part IV, line 27.

(a) Name of interested person	(b) Relationship between interested person and the organization	(c) Amount of assistance	(d) Type of assistance	(e) Purpose of assistance

Part IV Business Transactions Involving Interested Persons.

Complete if the organization answered "Yes" on Form 990, Part IV, line 28a, 28b, or 28c.

(a) Name of interested person	(b) Relationship between interested person and the organization	(c) Amount of transaction	(d) Description of transaction	(e) Sharing of organization's revenues?	
				Yes	No
(1) MARK THOMPSON	FAMILY	21,631	EMPLOYMENT		No
(2) JIM DAWS	BOARD MEMBER	400,000	PROCEEDS SALE BLDG		No

Part V Supplemental Information

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

Return Reference	Explanation

SCHEDULE M
(Form 990)

Department of the Treasury
Internal Revenue Service

Noncash Contributions

OMB No 1545-0047

2015

Open to Public Inspection

▶ **Complete if the organizations answered "Yes" on Form 990, Part IV, lines 29 or 30.**
▶ **Attach to Form 990.**
▶ **Information about Schedule M (Form 990) and its instructions is at www.irs.gov/form990**

Name of the organization
NEWTOWN MACON INC

Employer identification number
58-2273893

Part I Types of Property

	(a) Check if applicable	(b) Number of contributions or items contributed	(c) Noncash contribution amounts reported on Form 990, Part VIII, line 1g	(d) Method of determining noncash contribution amounts
1 Art—Works of art	X	1	400	COMPARATIVE SALES
2 Art—Historical treasures				
3 Art—Fractional interests				
4 Books and publications				
5 Clothing and household goods				
6 Cars and other vehicles				
7 Boats and planes				
8 Intellectual property				
9 Securities—Publicly traded				
10 Securities—Closely held stock				
11 Securities—Partnership, LLC, or trust interests				
12 Securities—Miscellaneous				
13 Qualified conservation contribution—Historic structures				
14 Qualified conservation contribution—Other				
15 Real estate—Residential				
16 Real estate—Commercial	X	1	164,520	RECENT SALE
17 Real estate—Other				
18 Collectibles				
19 Food inventory				
20 Drugs and medical supplies				
21 Taxidermy				
22 Historical artifacts				
23 Scientific specimens				
24 Archeological artifacts				
25 Other ▶ (_____)				
26 Other ▶ (_____)				
27 Other ▶ (_____)				
28 Other ▶ (_____)				

29 Number of Forms 8283 received by the organization during the tax year for contributions for which the organization completed Form 8283, Part IV, Donee Acknowledgement

29

	Yes	No
30a During the year, did the organization receive by contribution any property reported in Part I, lines 1 through 28, that it must hold for at least three years from the date of the initial contribution, and which is not required to be used for exempt purposes for the entire holding period?		No
b If "Yes," describe the arrangement in Part II		
31 Does the organization have a gift acceptance policy that requires the review of any non-standard contributions?	Yes	
32a Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions?		No
b If "Yes," describe in Part II		
33 If the organization did not report an amount in column (c) for a type of property for which column (a) is checked, describe in Part II		

Part II Supplemental Information.

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

Return Reference

Explanation

**SCHEDULE O
(Form 990 or
990-EZ)**

Department of the
Treasury
Internal Revenue
Service

Supplemental Information to Form 990 or 990-EZ

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

▶ Attach to Form 990 or 990-EZ.

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

OMB No 1545-0047

2015

**Open to Public
Inspection**

Name of the organization
NEWTOWN MACON INC

Employer identification number

58-2273893

Return Reference	Explanation
FORM 990, PAGE 2, PART III, LINE 4A	<p>DURING THE FISCAL YEAR FOR FUTURE DEVELOPMENT, WHICH IS A DEVELOPABLE RIVERFRONT LOT AT 167 RIVERSIDE DR THE TPF HELD ANOTHER HISTORIC BUILDING AT 520 MULBERRY ST, WHICH WAS PLACED UNDER CONTRACT WITH A PRIVATE DEVELOPER TO BE REDEVELOPED INTO 12 LOFTS AND TWO STOREFRONTS DURING THE FISCAL YEAR TWO PROPERTIES PREVIOUSLY HELD BY THE TPF WERE IN THE DEVELOPMENT PROCESS DURING THE FISCAL YEAR 476 SECOND STREET, WHICH IS UNDER CONSTRUCTION FOR LOFTS AND A RETAIL TENANT, AND THE HISTORIC CAPRICORN RECORDING STUDIO, WHICH WAS SOLD TO A PRIVATE DEVELOPER WITH NEWTOWN RETAINING AN EASEMENT TO PROTECT THE HISTORIC FACILITY PREVIOUS TPF PROJECTS INCLUDE 518-530 CHERRY ST (TRAVIS JEAN), 552-580 CHERRY ST (LAMAR LOFTS), 566 POPLAR ST , 546 POPLAR ST , 350 SECOND ST (CAPITOL), 555 POPLAR ST , 454 TERMINAL AVE, 360 SIXTH ST , RIVERSIDE DR ASSEMBLAGE, 301 CHERRY ST (SPORTS HALL) AND 745 POPLAR ST (SHRINE TEMPLE) THE OCMULGEE HERITAGE TRAIL (OHT) CONTINUES TO BE ONE OF OUR MAIN FOCUSES AS A PUBLIC/PRIVATE PARTNERSHIP NEWTOWN MACON CONTINUES TO RUN AN ADVISORY COMMITTEE TO PLAN AND MANAGE EXPANSION AND IMPROVEMENT OF THE TRAIL SYSTEM, AND RAISE PRIVATE FUNDS TO ENABLE THESE IMPROVEMENTS THROUGH THE OHT CONSTRUCTION FUND ONCE IMPROVEMENTS ARE COMPLETE, NEWTOWN TURNS THE IMPROVEMENTS OVER TO LOCAL GOVERNMENT TO RUN AS A PUBLIC PARK SPACE IN PERPETUITY DURING THE FISCAL YEAR, THE MACON WATER AUTHORITY (MWA) AGREED TO PARTNER WITH THE TRAIL TO CREATE PERMANENT CROSSINGS DURING A SEWER IMPROVEMENT PROJECT TO ENABLE THE OHT TO IMPROVE A TRAIL FROM EXISTING TRAIL IN AMERSON RIVER PARK TO EXISTING TRAIL AT RIVERSIDE CEMETERY NEWTOWN ALSO PARTNERED WITH THE 2016 LEADERSHIP MACON CLASS, WHO COMMITTED TO RAISE THE NECESSARY FUNDS AND EXERT SIGNIFICANT VOLUNTEER HOURS TO DESIGN, CONSTRUCT AND INSTALL A MAJOR BRIDGE FOR THIS CONNECTION BOTH MWA'S SEWER IMPROVEMENTS AND THE LEADERSHIP MACON BRIDGE AND TRAIL PROJECTS WERE UNDER CONSTRUCTION DURING THE FISCAL YEAR, AND NEWTOWN CONTINUES TO RAISE FUNDS TO COMPLETE THIS CONNECTION</p>

Return Reference	Explanation
FORM 990, PAGE 2, PART III, LINE 4B	PEOPLE FIND A PLACE TO LIVE THROUGH THE LOFT FINDER ONLINE SERVICE AT NEWTOWNMACON.COM/LIVING THROUGH THESE STRATEGIES, DOWNTOWN MACON IS ATTRACTING NEW RESIDENTS WE HAVE EXCEEDED OUR GOAL OF 85% OCCUPANCY WITH 86% OF THE LOFTS OCCUPIED AT THE END OF THE FISCAL YEAR

Return Reference	Explanation
FORM 990, PAGE 2, PART III, LINE 4C	THE FISCAL YEAR THESE SERVICES ATTRACT BUSINESSES TO DOWNTOWN, VERIFIED BY A TOTAL OF 13 NET NEW BUSINESSES OPENING IN DOWNTOWN MACON DURING THE FISCAL YEAR

Return Reference	Explanation
FORM 990, PAGE 2, PART III, LINE 4D	AFFILIATES NEWTOWN MACON IS FOCUSED ON REVITALIZING DOWNTOWN ONE WAY THAT WE ACCOMPLISH REVITALIZATION IS THROUGH PARTNERSHIPS WITH OUR AFFILIATES SUCH AS FORT HAWKINS PRESIDENT THOMAS JEFFERSON AND INDIAN AGENT COL BENJAMIN HAWKINS ESTABLISHED FORT HAWKINS AS AN OFFICIAL U S ARMY FORT AND INDIAN FACTORY FOR TRADING AND MEETING WITH NATIVE AMERICANS ESTABLISHED FORT HAWKINS IN 1806 AT THE TIME, IT WAS THE WESTERN FRONTIER AND A WILDERNESS IT OVERLOOKED THE ANCIENT INDIAN MOUNDS OF THE "OLD FIELDS" HELD SACRED BY THE MUSKOGEE CREEK NATION, THE OCMULGEE RIVER, THE LOWER CREEK PATHWAY THAT BECAME THE FEDERAL ROAD CONNECTING WASHINGTON, D C TO MOBILE AND NEW ORLEANS, AND THE FUTURE SITE OF THE CITY OF MACON FOUNDED ACROSS THE RIVER SEVENTEEN YEARS LATER NEWTOWN IS WORKING WITH THE FORT HAWKINS COMMISSION TO BRING ABOUT THE COMPLETE RESTORATION OF THE FRONTIER FORT THAT IS THE BIRTHPLACE OF MACON, GEORGIA NEWTOWN'S LONG-TERM STRATEGY IS FOR ALL AFFILIATES TO TRANSITION TO INDEPENDENT, SELF-SUFFICIENT ORGANIZATIONS ADVOCATING PROGRESS NEWTOWN MACON'S BOARD OF DIRECTORS EMBRACES A BROAD VISION OF A PROSPEROUS MIDDLE GEORGIA WHICH NECESSITATES OUR INVOLVEMENT IN LOCAL AND REGIONAL POLICY ISSUES THAT IMPACT DOWNTOWN MACON'S RENAISSANCE

Return Reference	Explanation
FORM 990, PART VI	THE ORGANIZATION RETAINS ALL DOCUMENTS FOR 7 YEARS

Return Reference**Explanation**

FORM 990, PAGE 6, PART VI,
LINE 11B

THE CFO AND CEO REVIEW THE FORM 990 IT IS THEN PROVIDED TO THE BOARD OF DIRECTORS FOR
REVIEW AND APPROVAL BEFORE THE RETURN IS FILED

Return Reference	Explanation
FORM 990, PAGE 6, PART VI, LINE 12C	THE BOARD AND STAFF FILL OUT QUESTIONNAIRES ANNUALLY

Return Reference	Explanation
FORM 990, PAGE 6, PART VI, LINE 15A	COMPENSATION IS DETERMINED BY THE BOARD OF DIRECTORS

Return Reference	Explanation
FORM 990, PAGE 6, PART VI, LINE 15B	COMPENSATION IS DETERMINED BY THE BOARD OF DIRECTORS

Return Reference**Explanation**

FORM 990, PAGE 6, PART VI, LINE 19

THE ORGANIZATION MAKES ITS GOVERNING DOCUMENTS AVAILABLE UPON WRITTEN REQUEST

Return Reference	Explanation
FORM 990, PART X	<p>LINE 24 - UNSECURED NOTES AND LOANS PAYABLE TO UNRELATED THIRD PARTIES AS PART OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT TO RENOVATE, REHABILITATE AND RECONFIGURE SEVERAL BUILDINGS IN DOWNTOWN MACON, NEWTOWN'S SUBSIDIARY URBAN DEVELOPMENT CONCEPTS, LLC ENTERED INTO AN AGREEMENT WITH THE MACON - BIBB COUNTY URBAN DEVELOPMENT AUTHORITY TO MANAGE THOSE PROJECTS THE PROJECTS ARE PARTIALLY FUNDED WITH COUNTY REVENUE BONDS WHICH ARE NOT TAX-EXEMPT SOME OF THE BUILDINGS INCLUDED IN THE PROJECT ARE OWNED BY LOCAL BUSINESSES THE MANAGEMENT AGREEMENT BETWEEN THE SUBSIDIARY AND THE DEVELOPMENT AUTHORITY NAMES THE SUBSIDIARY AS GUARANTOR OF THE DEBT IN ADDITION, ONE OF THE SUBSIDIARY'S CONTRACTUAL DUTIES UNDER THE AGREEMENT IS TO COLLECT LOAN PAYMENTS FROM PROPERTY OWNERS AND REMIT THE PAYMENTS TO THE COUNTY DEBT RESERVE FUND AS REPAYMENT OF ALL DISBURSED BOND PROCEEDS AND RELATED ACCRUED INTEREST THIS LIABILITY TOTALED 5,042,032 AS OF JUNE 30, 2016 HOWEVER, THIS OBLIGATION IS LIMITED ONLY TO THE SUBSIDIARY AND IS NOT A GENERAL OBLIGATION OF NEWTOWN MACON, INC ALSO, THE SUBSIDIARY'S ONLY ASSETS ARE SECURITY INTERESTS IN THE PROPERTIES RECEIVING THE LOAN FUNDS</p>

Return Reference	Explanation
FORM 990, PART XI, LINE 9	RENTAL EXPENSES 19,407 COST OF GOODS SOLD 1,392 REFUND OF LOCAL GOVERNMENT SUPPORT 5,938 ROUNDING 3 LOSS ON DISPOSAL 351,181 RENTAL EXPENSES -19,407 COST OF GOODS SOLD -1,392 REFUND OF LOCAL GOVERNMENT SUPPORT -5,938 ROUNDING -3 LOSS ON DISPOSAL -351,181

**SCHEDULE R
(Form 990)**

Related Organizations and Unrelated Partnerships

OMB No 1545-0047

2015

**Open to Public
Inspection**

▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.

▶ Attach to Form 990.

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

Department of the Treasury
Internal Revenue Service

Name of the organization
NEWTOWN MACON INC

Employer identification number

58-2273893

Part I Identification of Disregarded Entities Complete if the organization answered "Yes" on Form 990, Part IV, line 33.

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
(1) UDC REALTY LLC 555 POPLAR ST MACON, GA 31201 20-3966010	PROP MGMT	GA	44,730	58,016	NA
(2) UDC MANAGEMENT LLC 555 POPLAR ST MACON, GA 31201 58-2273893	PROP MGMT	GA	63,583	35,639	NA
(3) NEWTOWN MACON PROFITS LLC 555 POPLAR ST MACON, GA 31201 47-4828165	PROP MGMT	GA	-935	254,861	NA

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

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

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512- 514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
(1) JOHNSON LOFTS OPERATING LLC 555 POPLAR STREET MACON, GA 31201 38-3978560	RENTAL	GA	NA	UNRELATED		254,861		No		Yes		1 000 %

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end- of-year assets	(h) Percentage ownership	(i) Section 512 (b)(13) controlled entity?	
								Yes	No

Part V Transactions With Related Organizations Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.

Note. Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule

1 During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?

- a** Receipt of **(i)** interest, **(ii)** annuities, **(iii)** royalties, or **(iv)** rent from a controlled entity
- b** Gift, grant, or capital contribution to related organization(s)
- c** Gift, grant, or capital contribution from related organization(s)
- d** Loans or loan guarantees to or for related organization(s)
- e** Loans or loan guarantees by related organization(s)

- f** Dividends from related organization(s)
- g** Sale of assets to related organization(s)
- h** Purchase of assets from related organization(s)
- i** Exchange of assets with related organization(s)
- j** Lease of facilities, equipment, or other assets to related organization(s)

- k** Lease of facilities, equipment, or other assets from related organization(s)
- l** Performance of services or membership or fundraising solicitations for related organization(s)
- m** Performance of services or membership or fundraising solicitations by related organization(s)
- n** Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)
- o** Sharing of paid employees with related organization(s)

- p** Reimbursement paid to related organization(s) for expenses
- q** Reimbursement paid by related organization(s) for expenses

- r** Other transfer of cash or property to related organization(s)
- s** Other transfer of cash or property from related organization(s)

	Yes	No
1a		No
1b	Yes	
1c		No
1d		No
1e		No
1f		No
1g		No
1h		No
1i		No
1j		No
1k	Yes	
1l	Yes	
1m		No
1n	Yes	
1o	Yes	
1p		No
1q		No
1r		No
1s		No

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds

(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1) JOHNSON LOFTS OPERATING LLC	B	255,796	COST
(2) JOHNSON LOFTS OPERATING LLC	L	250,000	COST

Part VI Unrelated Organizations Taxable as a Partnership Complete if the organization answered "Yes" on Form 990, Part IV, line 37.

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

(a) Name, address, and EIN of entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(e) Are all partners section 501(c)(3) organizations?		(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
				Yes	No			Yes	No		Yes	No	

Part VII **Supplemental Information**

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

Return Reference	Explanation
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