

Return of Organization Exempt From Income Tax

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

OMB No. 1545-0047

2023

Open to Public Inspection

Department of the Treasury Internal Revenue Service

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

Go to www.irs.gov/Form990 for instructions and the latest information.

A For the 2023 calendar year, or tax year beginning, and ending

B Check if applicable: Address change, Name change, Initial return, Final return/terminated, Amended return, Application pending. C Name of organization: WILLOWSFORD CONSERVANCY, INC. D Employer identification number: 45-0609461. E Telephone number: 571-440-2400. G Gross receipts: 2,245,581.

F Name and address of principal officer: CLAUDETTE PAPATHANASOPOULOUS, 41025 WILLOWSFORD LANE, ALDIE VA 20105. H(a) Is this a group return for subordinates? Yes No. H(b) Are all subordinates included? Yes No.

I Tax-exempt status: 501(c)(3) [X] 501(c) ( 4 ) (insert no.) 4947(a)(1) or 527. J Website: WWW.WILLOWSFORDCONSERVANCY.ORG. H(c) Group exemption number.

K Form of organization: [X] Corporation [ ] Trust [ ] Association [ ] Other. L Year of formation: 2010. M State of legal domicile: VA.

Part I Summary

Table with 3 columns: Description, Prior Year, Current Year. Rows include: 1 Briefly describe the organization's mission... TO GENERATE, PRESERVE & ENHANCE THE WILLOWSFORD COMMUNITY THROUGH PROGRAMS, ACTIVITIES & SERVICES. 2-6 Governance questions. 7a-b Revenue/Expenses. 8-12 Revenue breakdown. 13-19 Expenses breakdown. 20-22 Net Assets or Fund Balances.

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.

Sign Here: Signature of officer: CLAUDETTE PAPATHANASOPOULOUS, PRESIDENT. Date.

Paid Preparer Use Only: Print/Type preparer's name: W. MATTHEW BURNS. Preparer's signature: W. Matthew Burns. Date: 11/15/24. Check self-employed [ ] if PTIN: P01265537. Firm's name: MITCHELL, BURNS & CO., P.C. Firm's EIN: 54-1853459. Firm's address: 110 E MARKET ST STE 200, LEESBURG, VA 20176. Phone no.: 703-777-4900.

May the IRS discuss this return with the preparer shown above? See instructions. [X] Yes [ ] No

**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:

**THE MISSION OF THE WILLOWSFORD CONSERVANCY IS TO PROTECT OUR LAND AND PROMOTE CONSERVATION AND SUSTAINABLE FARMING SO THAT OUR COMMUNITY DISCOVERS A DEEPER CONNECTION TO NATURE AND EACH OTHER.**

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 \$ **1,537,784** including grants of \$ ) (Revenue \$ **1,755,681** )

**SEE SCHEDULE O**

4b (Code: ) (Expenses \$ including grants of \$ ) (Revenue \$ )

**N/A**

4c (Code: ) (Expenses \$ including grants of \$ ) (Revenue \$ )

**N/A**

4d Other program services (Describe on Schedule O.)

(Expenses \$ including grants of \$ ) (Revenue \$ )

4e Total program service expenses **1,537,784**

**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>   |     | X  |
| 2   | Is the organization required to complete Schedule B, Schedule of Contributors? See instructions  | X   |    |
| 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>  |     | X  |
| 4   | <b>Section 501(c)(3) organizations.</b> 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>   |     |    |
| 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 Rev. Proc. 98-19? <i>If "Yes," complete Schedule C, Part III</i>  |     | X  |
| 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>  |     | X  |
| 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>  |     | X  |
| 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>   |     | X  |
| 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>            |     | X  |
| 10  | Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i>  | X   |    |
| 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>   | X   |    |
| 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>  |     | X  |
| 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>  |     | X  |
| 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>   |     | X  |
| e   | Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>   |     | X  |
| 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>  | X   |    |
| 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>  | X   |    |
| 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>   |     | X  |
| 13  | Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>   |     | X  |
| 14a | Did the organization maintain an office, employees, or agents outside of the United States?  |     | X  |
| 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> |     | X  |
| 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>  |     | X  |
| 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>  |     | X  |
| 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. See instructions</i>  |     | X  |
| 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>  |     | X  |
| 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>  |     | X  |
| 20a | Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>   |     | X  |
| b   | If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?   |     |    |
| 21  | Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>   |     | X  |

**Part IV Checklist of Required Schedules (continued)**

|     |   | Yes | No |
|-----|---|-----|----|
| 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>  |     | X  |
| 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>   |     | X  |
| 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>   |     | X  |
| b   | Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?   |     |    |
| 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?  |     |    |
| d   | Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?   |     |    |
| 25a | <b>Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.</b> 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>  |     | X  |
| 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>  |     | X  |
| 26  | Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part II</i>   |     | X  |
| 27  | Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i> |     | X  |
| 28  | Was the organization a party to a business transaction with one of the following parties? (See the Schedule L, Part IV, instructions for applicable filing thresholds, conditions, and exceptions).   |     |    |
| a   | A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? <i>If "Yes," complete Schedule L, Part IV</i>   |     | X  |
| b   | A family member of any individual described in line 28a? <i>If "Yes," complete Schedule L, Part IV</i>  |     | X  |
| c   | A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? <i>If "Yes," complete Schedule L, Part IV</i>   |     | X  |
| 29  | Did the organization receive more than \$25,000 in noncash contributions? <i>If "Yes," complete Schedule M</i>  | X   |    |
| 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>   |     | X  |
| 31  | Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>   |     | X  |
| 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>   |     | X  |
| 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>   |     | X  |
| 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>   | X   |    |
| 35a | Did the organization have a controlled entity within the meaning of section 512(b)(13)?   |     | X  |
| 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>  |     |    |
| 36  | <b>Section 501(c)(3) organizations.</b> Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>  |     |    |
| 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>  |     | X  |
| 38  | Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19? <b>Note:</b> All Form 990 filers are required to complete Schedule O.  | X   |    |

**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

|    |  | Yes | No |
|----|--|-----|----|
| 1a | Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable   |     |    |
| b  | Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable  |     |    |
| c  | Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners? | X   |    |

| <b>Part V Statements Regarding Other IRS Filings and Tax Compliance</b> (continued) |  | Yes        | No        |          |          |
|---|--|------------|-----------|----------|----------|
| <b>2a</b>   | Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return  | <b>2a</b>  | <b>17</b> |          |          |
| <b>b</b>  | If at least one is reported on line 2a, did the organization file all required federal employment tax returns?   | <b>2b</b>  |           | <b>X</b> |          |
| <b>3a</b>   | Did the organization have unrelated business gross income of \$1,000 or more during the year?  | <b>3a</b>  |           |          | <b>X</b> |
| <b>b</b>  | If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation on Schedule O  | <b>3b</b>  |           | <b>X</b> |          |
| <b>4a</b>   | At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)? | <b>4a</b>  |           |          | <b>X</b> |
| <b>b</b>  | If "Yes," enter the name of the foreign country<br>See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).   |            |           |          |          |
| <b>5a</b>   | Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?  | <b>5a</b>  |           |          | <b>X</b> |
| <b>b</b>  | Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?   | <b>5b</b>  |           |          | <b>X</b> |
| <b>c</b>  | If "Yes" to line 5a or 5b, did the organization file Form 8886-T?  | <b>5c</b>  |           |          |          |
| <b>6a</b>   | Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?                                    | <b>6a</b>  |           |          | <b>X</b> |
| <b>b</b>  | If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?  | <b>6b</b>  |           |          |          |
| <b>7</b>  | <b>Organizations that may receive deductible contributions under section 170(c).</b>   |            |           |          |          |
| <b>a</b>  | Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?  | <b>7a</b>  |           |          |          |
| <b>b</b>  | If "Yes," did the organization notify the donor of the value of the goods or services provided?  | <b>7b</b>  |           |          |          |
| <b>c</b>  | Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?   | <b>7c</b>  |           |          |          |
| <b>d</b>  | If "Yes," indicate the number of Forms 8282 filed during the year  | <b>7d</b>  |           |          |          |
| <b>e</b>  | Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?  | <b>7e</b>  |           |          |          |
| <b>f</b>  | Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?   | <b>7f</b>  |           |          |          |
| <b>g</b>  | If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?   | <b>7g</b>  |           |          |          |
| <b>h</b>  | If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?   | <b>7h</b>  |           |          |          |
| <b>8</b>  | <b>Sponsoring organizations maintaining donor advised funds.</b> Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?   | <b>8</b>   |           |          |          |
| <b>9</b>  | <b>Sponsoring organizations maintaining donor advised funds.</b>   |            |           |          |          |
| <b>a</b>  | Did the sponsoring organization make any taxable distributions under section 4966?   | <b>9a</b>  |           |          |          |
| <b>b</b>  | Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?  | <b>9b</b>  |           |          |          |
| <b>10</b>   | <b>Section 501(c)(7) organizations.</b> Enter:   |            |           |          |          |
| <b>a</b>  | Initiation fees and capital contributions included on Part VIII, line 12   | <b>10a</b> |           |          |          |
| <b>b</b>  | Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities  | <b>10b</b> |           |          |          |
| <b>11</b>   | <b>Section 501(c)(12) organizations.</b> Enter:  |            |           |          |          |
| <b>a</b>  | Gross income from members or shareholders  | <b>11a</b> |           |          |          |
| <b>b</b>  | Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.)  | <b>11b</b> |           |          |          |
| <b>12a</b>  | <b>Section 4947(a)(1) non-exempt charitable trusts.</b> Is the organization filing Form 990 in lieu of Form 1041?  | <b>12a</b> |           |          |          |
| <b>b</b>  | If "Yes," enter the amount of tax-exempt interest received or accrued during the year  | <b>12b</b> |           |          |          |
| <b>13</b>   | <b>Section 501(c)(29) qualified nonprofit health insurance issuers.</b>  |            |           |          |          |
| <b>a</b>  | Is the organization licensed to issue qualified health plans in more than one state?<br><b>Note:</b> See the instructions for additional information the organization must report on Schedule O.   | <b>13a</b> |           |          |          |
| <b>b</b>  | Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans  | <b>13b</b> |           |          |          |
| <b>c</b>  | Enter the amount of reserves on hand   | <b>13c</b> |           |          |          |
| <b>14a</b>  | Did the organization receive any payments for indoor tanning services during the tax year?   | <b>14a</b> |           |          | <b>X</b> |
| <b>b</b>  | If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation on Schedule O  | <b>14b</b> |           |          |          |
| <b>15</b>   | Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year?<br>If "Yes," see instructions and file Form 4720, Schedule N.                   | <b>15</b>  |           |          | <b>X</b> |
| <b>16</b>   | Is the organization an educational institution subject to the section 4968 excise tax on net investment income?<br>If "Yes," complete Form 4720, Schedule O.   | <b>16</b>  |           |          | <b>X</b> |
| <b>17</b>   | <b>Section 501(c)(21) organizations.</b> Did the trust, any disqualified or other person engage in any activities that would result in the imposition of an excise tax under section 4951, 4952 or 4953?<br>If "Yes," complete Form 6069.  | <b>17</b>  |           |          |          |

**Part VI Governance, Management, and Disclosure** For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on 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       |
|-----------|--|----------|----------|
| <b>1a</b> | Enter the number of voting members of the governing body at the end of the tax year<br>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 on Schedule O. |          |          |
| <b>1b</b> | Enter the number of voting members included on line 1a, above, who are independent   |          |          |
| <b>2</b>  | 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?  |          | <b>X</b> |
| <b>3</b>  | Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?  |          | <b>X</b> |
| <b>4</b>  | Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?   |          | <b>X</b> |
| <b>5</b>  | Did the organization become aware during the year of a significant diversion of the organization's assets?   |          | <b>X</b> |
| <b>6</b>  | Did the organization have members or stockholders?   |          | <b>X</b> |
| <b>7a</b> | 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?   |          | <b>X</b> |
| <b>7b</b> | Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?  |          | <b>X</b> |
| <b>8</b>  | Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:  |          |          |
| <b>8a</b> | The governing body?  | <b>X</b> |          |
| <b>8b</b> | Each committee with authority to act on behalf of the governing body?  | <b>X</b> |          |
| <b>9</b>  | 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 on Schedule O   |          | <b>X</b> |

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

|            |  | Yes      | No       |
|------------|--|----------|----------|
| <b>10a</b> | Did the organization have local chapters, branches, or affiliates?   |          | <b>X</b> |
| <b>10b</b> | If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?   |          |          |
| <b>11a</b> | Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?  | <b>X</b> |          |
| <b>11b</b> | Describe on Schedule O the process, if any, used by the organization to review this Form 990.  |          |          |
| <b>12a</b> | Did the organization have a written conflict of interest policy? If "No," go to line 13  | <b>X</b> |          |
| <b>12b</b> | Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?  |          | <b>X</b> |
| <b>12c</b> | Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe on Schedule O how this was done   |          | <b>X</b> |
| <b>13</b>  | Did the organization have a written whistleblower policy?  |          | <b>X</b> |
| <b>14</b>  | Did the organization have a written document retention and destruction policy?   | <b>X</b> |          |
| <b>15</b>  | 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?   |          |          |
| <b>15a</b> | The organization's CEO, Executive Director, or top management official   |          | <b>X</b> |
| <b>15b</b> | Other officers or key employees of the organization  |          | <b>X</b> |
| <b>16a</b> | Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?  |          | <b>X</b> |
| <b>16b</b> | 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 **VA**
- 18** Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 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 on Schedule O)
- 19** Describe on 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.

**THE ORGANIZATION**  
**ALDIE**

**41025 WILLOWSFORD LANE**

**VA 20105**

**571-440-2400**

**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, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and 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. See the instructions for the order in which to list the persons above.

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

| (A)<br>Name and title                   | (B)<br>Average hours per week (list any hours for related organizations below dotted line) | (C)<br>Position (do not check more than one box, unless person is both an officer and a director/trustee) |                       |         |              |                              |         | (D)<br>Reportable compensation from the organization (W-2/1099-MISC/1099-NEC) | (E)<br>Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC) | (F)<br>Estimated amount of other compensation from the organization and related organizations |
|---|--|---|-----------------------|---------|--------------|------------------------------|---------|---|--|---|
|   |  | Individual trustee or director  | Institutional trustee | Officer | Key employee | Highest compensated employee | Former  |   |  |   |
| (1) <b>CLAUDETTE PAPATHANASOPOULOUS</b> | 1.00   |   |                       |         |              |                              |         |   |  |   |
| <b>PRESIDENT</b>                        | 0.00   | X   |                       | X       |              |                              | 0       | 0   | 0  |   |
| (2) <b>CHASE ROWAN</b>                  | 1.00   |   |                       |         |              |                              |         |   |  |   |
| <b>VICE PRESIDENT</b>                   | 0.00   | X   |                       | X       |              |                              | 0       | 0   | 0  |   |
| (3) <b>GREG LICAMELE</b>                | 1.00   |   |                       |         |              |                              |         |   |  |   |
| <b>SECRETARY</b>                        | 0.00   | X   |                       | X       |              |                              | 0       | 0   | 0  |   |
| (4) <b>KARYN MORELAND</b>               | 1.00   |   |                       |         |              |                              |         |   |  |   |
| <b>TREASURER</b>                        | 0.00   | X   |                       | X       |              |                              | 0       | 0   | 0  |   |
| (5) <b>JAKE VIRAG</b>                   | 1.00   |   |                       |         |              |                              |         |   |  |   |
| <b>DIRECTOR</b>                         | 0.00   | X   |                       | X       |              |                              | 0       | 0   | 0  |   |
| (6) <b>AVI SAREEN</b>                   | 1.00   |   |                       |         |              |                              |         |   |  |   |
| <b>DIRECTOR</b>                         | 0.00   | X   |                       | X       |              |                              | 0       | 0   | 0  |   |
| (7) <b>SOPHIE LAMBERT</b>               | 40.00  |   |                       |         |              |                              |         |   |  |   |
| <b>EXECUTIVE DIRECTOR</b>               | 0.00   |   |                       | X       |              |                              | 111,834 | 0   | 2,800  |   |
| (8) <b>KATHRYN STEPHENS</b>             | 40.00  |   |                       |         |              |                              |         |   |  |   |
| <b>INTERIM EXEC DIR</b>                 | 0.00   |   |                       | X       |              |                              | 75,000  | 0   | 0  |   |
| (9) <b>ANDREW DUNHAM</b>                | 40.00  |   |                       |         |              |                              |         |   |  |   |
| <b>FARM MANAGER</b>                     | 0.00   |   |                       |         |              | X                            | 127,776 | 0   | 4,800  |   |
| (10)                                    |  |   |                       |         |              |                              |         |   |  |   |
| (11)                                    |  |   |                       |         |              |                              |         |   |  |   |

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

| (A)<br>Name and title  | (B)<br>Average hours per week (list any hours for related organizations below dotted line) | (C)<br>Position (do not check more than one box, unless person is both an officer and a director/trustee) |                       |         |              |                              |                | (D)<br>Reportable compensation from the organization (W-2/ 1099-MISC/ 1099-NEC) | (E)<br>Reportable compensation from related organizations (W-2/ 1099-MISC/ 1099-NEC) | (F)<br>Estimated amount of other compensation from the organization and related organizations |
|--|--|---|-----------------------|---------|--------------|------------------------------|----------------|---|--|---|
|  |  | Individual trustee or director  | Institutional trustee | Officer | Key employee | Highest compensated employee | Former         |   |  |   |
| (12) .....   |  |   |                       |         |              |                              |                |   |  |   |
| (13) .....   |  |   |                       |         |              |                              |                |   |  |   |
| (14) .....   |  |   |                       |         |              |                              |                |   |  |   |
| (15) .....   |  |   |                       |         |              |                              |                |   |  |   |
| (16) .....   |  |   |                       |         |              |                              |                |   |  |   |
| (17) .....   |  |   |                       |         |              |                              |                |   |  |   |
| (18) .....   |  |   |                       |         |              |                              |                |   |  |   |
| (19) .....   |  |   |                       |         |              |                              |                |   |  |   |
| <b>1b Subtotal</b> .....   |  |   |                       |         |              |                              | <b>314,610</b> |   | <b>7,600</b>   |   |
| <b>c Total from continuation sheets to Part VII, Section A</b> ..... |  |   |                       |         |              |                              |                |   |  |   |
| <b>d Total (add lines 1b and 1c)</b> .....                           |  |   |                       |         |              |                              | <b>314,610</b> |   | <b>7,600</b>   |   |

**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 **2**

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

**Section B. Independent Contractors**

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

| (A)<br>Name and business address | (B)<br>Description of services | (C)<br>Compensation |
|----------------------------------|--------------------------------|---------------------|
|                                  |                                |                     |
|                                  |                                |                     |
|                                  |                                |                     |
|                                  |                                |                     |
|                                  |                                |                     |

**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 **0**



**Part VIII Statement of Revenue**

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

|  |   |               | (A)<br>Total revenue | (B)<br>Related or exempt<br>function revenue | (C)<br>Unrelated<br>business revenue | (D)<br>Revenue excluded<br>from tax under<br>sections 512-514 |  |
|--|---|---------------|----------------------|--|--------------------------------------|---|--|
| <b>Contributions, Gifts, Grants and Other Similar Amounts</b>  | <b>1a</b> Federated campaigns   | <b>1a</b>     |                      |  |                                      |   |  |
|  | <b>b</b> Membership dues  | <b>1b</b>     |                      |  |                                      |   |  |
|  | <b>c</b> Fundraising events   | <b>1c</b>     |                      |  |                                      |   |  |
|  | <b>d</b> Related organizations  | <b>1d</b>     | 100,000              |  |                                      |   |  |
|  | <b>e</b> Government grants (contributions)  | <b>1e</b>     |                      |  |                                      |   |  |
|  | <b>f</b> All other contributions, gifts, grants, and similar amounts not included above | <b>1f</b>     | 150,000              |  |                                      |   |  |
|  | <b>g</b> Noncash contributions included in lines 1a-1f                                  | <b>1g</b>     | \$ 150,000           |  |                                      |   |  |
|  | <b>h Total.</b> Add lines 1a-1f   |               | 250,000              |  |                                      |   |  |
| <b>Program Service Revenue</b>   | <b>2a</b> PROGRAM EVENTS/ACTIVITIES   | Business Code | 611600               | 12,493                                       | 12,493                               |   |  |
|  | <b>b</b>  |               |                      |  |                                      |   |  |
|  | <b>c</b>  |               |                      |  |                                      |   |  |
|  | <b>d</b>  |               |                      |  |                                      |   |  |
|  | <b>e</b>  |               |                      |  |                                      |   |  |
|  | <b>f</b> All other program service revenue  |               |                      |  |                                      |   |  |
|  | <b>g Total.</b> Add lines 2a-2f   |               | 12,493               |  |                                      |   |  |
| <b>Other Revenue</b>   | <b>3</b> Investment income (including dividends, interest, and other similar amounts)   |               | 61,495               |  |                                      | 61,495  |  |
|  | <b>4</b> Income from investment of tax-exempt bond proceeds                             |               |                      |  |                                      |   |  |
|  | <b>5</b> Royalties  |               |                      |  |                                      |   |  |
|  | <b>6a</b> Gross rents   | <b>6a</b>     | (i) Real             | 14,900                                       |                                      |   |  |
|  |   |               | (ii) Personal        |  |                                      |   |  |
|  |   |               |                      |  |                                      |   |  |
|  | <b>b</b> Less: rental expenses  | <b>6b</b>     | 36,521               |  |                                      |   |  |
|  | <b>c</b> Rental inc. or (loss)  | <b>6c</b>     | -21,621              |  |                                      |   |  |
|  | <b>d</b> Net rental income or (loss)  |               | -21,621              |  |                                      | -21,621   |  |
|  | <b>7a</b> Gross amount from sales of assets other than inventory                        | <b>7a</b>     | (i) Securities       | 7,658  | 8,913                                |   |  |
|  |   |               | (ii) Other           |  |                                      |   |  |
|  |   |               |                      |  |                                      |   |  |
|  | <b>b</b> Less: cost or other basis and sales exps.                                      | <b>7b</b>     |                      | 2,521  |                                      |   |  |
|  | <b>c</b> Gain or (loss)   | <b>7c</b>     | 7,658                | 6,392  |                                      |   |  |
|  | <b>d</b> Net gain or (loss)   |               | 14,050               | 6,392  |                                      | 7,658   |  |
| <b>8a</b> Gross income from fundraising events (not including \$ of contributions reported on line 1c). See Part IV, line 18 | <b>8a</b>   |               |                      |  |                                      |   |  |
|  |   |               |                      |  |                                      |   |  |
|  |   |               |                      |  |                                      |   |  |
| <b>b</b> Less: direct expenses   | <b>8b</b>   |               |                      |  |                                      |   |  |
| <b>c</b> Net income or (loss) from fundraising events  |   |               |                      |  |                                      |   |  |
| <b>9a</b> Gross income from gaming activities. See Part IV, line 19  | <b>9a</b>   |               |                      |  |                                      |   |  |
|  |   |               |                      |  |                                      |   |  |
|  |   |               |                      |  |                                      |   |  |
| <b>b</b> Less: direct expenses   | <b>9b</b>   |               |                      |  |                                      |   |  |
| <b>c</b> Net income or (loss) from gaming activities   |   |               |                      |  |                                      |   |  |
| <b>10a</b> Gross sales of inventory, less returns and allowances   | <b>10a</b>  |               | 253,326              |  |                                      |   |  |
|  |   |               |                      |  |                                      |   |  |
|  |   |               |                      |  |                                      |   |  |
| <b>b</b> Less: cost of goods sold  | <b>10b</b>  | 130,884       |                      |  |                                      |   |  |
| <b>c</b> Net income or (loss) from sales of inventory  |   | 122,442       |                      | -1,398                                       | 123,840                              |   |  |
| <b>Miscellaneous Revenue</b>   | <b>11a</b> CONSERVANCY ASSESSMENT FEES  | Business Code |                      | 1,566,568                                    | 1,566,568                            |   |  |
|  | <b>b</b> INSURANCE PROCEEDS   |               |                      | 68,022                                       | 68,022                               |   |  |
|  | <b>c</b> MISCELLANEOUS  |               |                      | 2,206  | 2,206                                |   |  |
|  | <b>d</b> All other revenue  |               |                      |  |                                      |   |  |
|  | <b>e Total.</b> Add lines 11a-11d   |               |                      | 1,636,796                                    |                                      |   |  |
| <b>12 Total revenue.</b> See instructions  |   |               | 2,075,655            | 1,655,681                                    | -1,398                               | 171,372   |  |

**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)<br>Total expenses | (B)<br>Program service expenses | (C)<br>Management and general expenses | (D)<br>Fundraising expenses |
|---|-----------------------|---------------------------------|--|-----------------------------|
| 1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21  |                       |                                 |  |                             |
| 2 Grants and other assistance to domestic individuals. See Part IV, line 22   |                       |                                 |  |                             |
| 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  | 186,834               | 46,709                          | 140,125                                |                             |
| 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  | 752,402               | 635,705                         | 116,697                                |                             |
| 8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)  |                       |                                 |  |                             |
| 9 Other employee benefits   | 159,877               | 122,773                         | 37,104                                 |                             |
| 10 Payroll taxes  | 71,268                | 54,728                          | 16,540                                 |                             |
| 11 Fees for services (nonemployees):  |                       |                                 |  |                             |
| a Management  |                       |                                 |  |                             |
| b Legal   | 17,216                | 13,221                          | 3,995                                  |                             |
| c Accounting  | 65,431                |                                 | 65,431                                 |                             |
| d Lobbying  |                       |                                 |  |                             |
| e Professional fundraising services. See Part IV, line 17   |                       |                                 |  |                             |
| f Investment management fees  |                       |                                 |  |                             |
| g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O.)  | 16,130                | 13,997                          | 2,133                                  |                             |
| 12 Advertising and promotion  | 42,141                | 42,141                          |  |                             |
| 13 Office expenses  | 53,595                | 41,157                          | 12,438                                 |                             |
| 14 Information technology   |                       |                                 |  |                             |
| 15 Royalties  |                       |                                 |  |                             |
| 16 Occupancy  |                       |                                 |  |                             |
| 17 Travel   | 718                   | 551                             | 167                                    |                             |
| 18 Payments of travel or entertainment expenses for any federal, state, or local public officials   |                       |                                 |  |                             |
| 19 Conferences, conventions, and meetings   |                       |                                 |  |                             |
| 20 Interest   | 381                   |                                 | 381                                    |                             |
| 21 Payments to affiliates   |                       |                                 |  |                             |
| 22 Depreciation, depletion, and amortization  | 206,467               | 206,467                         |  |                             |
| 23 Insurance  | 34,457                | 32,127                          | 2,330                                  |                             |
| 24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)                                     |                       |                                 |  |                             |
| a MAINTENANCE   | 192,908               | 192,908                         |  |                             |
| b PROPERTY TAXES  | 56,262                | 56,262                          |  |                             |
| c LAND STEWARDSHIP  | 39,541                | 39,541                          |  |                             |
| d RECRUITMENT & STAFF COSTS   | 28,816                | 22,129                          | 6,687                                  |                             |
| e All other expenses  | 23,223                | 17,368                          | 5,855                                  |                             |
| 25 Total functional expenses. Add lines 1 through 24e   | 1,947,667             | 1,537,784                       | 409,883                                | 0                           |
| 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)<br>Beginning of year  |           | (B)<br>End of year |           |
|------------------------------------|--|---|-----------|--------------------|-----------|
| <b>Assets</b>                      | 1  | Cash—non-interest-bearing   | 1,124,533 | 1                  | 1,038,316 |
|                                    | 2  | Savings and temporary cash investments  |           | 2                  |           |
|                                    | 3  | Pledges and grants receivable, net  |           | 3                  |           |
|                                    | 4  | Accounts receivable, net  | 1,266     | 4                  | 2,785     |
|                                    | 5  | Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons |           | 5                  |           |
|                                    | 6  | Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)   |           | 6                  |           |
|                                    | 7  | Notes and loans receivable, net   |           | 7                  |           |
|                                    | 8  | Inventories for sale or use   |           | 8                  |           |
|                                    | 9  | Prepaid expenses and deferred charges   |           | 9                  |           |
|                                    | 10a  | Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D   | 8,005,882 |                    |           |
|                                    | 10b  | Less: accumulated depreciation  | 1,851,787 | 10c                | 6,154,095 |
|                                    | 11   | Investments—publicly traded securities  | 992,949   | 11                 | 1,177,124 |
|                                    | 12   | Investments—other securities. See Part IV, line 11  |           | 12                 |           |
|                                    | 13   | Investments—program-related. See Part IV, line 11   |           | 13                 |           |
|                                    | 14   | Intangible assets   |           | 14                 |           |
|                                    | 15   | Other assets. See Part IV, line 11  | 33,165    | 15                 | 42,366    |
| 16                                 | <b>Total assets.</b> Add lines 1 through 15 (must equal line 33)   | 8,153,027   | 16        | 8,414,686          |           |
| <b>Liabilities</b>                 | 17   | Accounts payable and accrued expenses   | 59,321    | 17                 | 52,067    |
|                                    | 18   | Grants payable  |           | 18                 |           |
|                                    | 19   | Deferred revenue  | 56,024    | 19                 | 47,326    |
|                                    | 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 any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons      |           | 22                 |           |
|                                    | 23   | Secured mortgages and notes payable to unrelated third parties  |           | 23                 |           |
|                                    | 24   | Unsecured notes and loans payable to unrelated third parties  |           | 24                 |           |
|                                    | 25   | Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D   |           | 25                 |           |
|                                    | 26   | <b>Total liabilities.</b> Add lines 17 through 25   | 115,345   | 26                 | 99,393    |
| <b>Net Assets or Fund Balances</b> | <b>Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.</b> |   |           |                    |           |
|                                    | 27   | Net assets without donor restrictions   | 7,044,734 | 27                 | 7,029,781 |
|                                    | 28   | Net assets with donor restrictions  | 992,948   | 28                 | 1,285,512 |
|                                    | <b>Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.</b>          |   |           |                    |           |
|                                    | 29   | Capital stock or trust principal, or current funds  |           | 29                 |           |
|                                    | 30   | Paid-in or capital surplus, or land, building, or equipment fund  |           | 30                 |           |
|                                    | 31   | Retained earnings, endowment, accumulated income, or other funds  |           | 31                 |           |
| 32                                 | <b>Total net assets or fund balances</b>   | 8,037,682   | 32        | 8,315,293          |           |
| 33                                 | <b>Total liabilities and net assets/fund balances</b>  | 8,153,027   | 33        | 8,414,686          |           |

**Part XI Reconciliation of Net Assets**

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

|           |  |           |                  |
|-----------|--|-----------|------------------|
| <b>1</b>  | Total revenue (must equal Part VIII, column (A), line 12)  | <b>1</b>  | <b>2,075,655</b> |
| <b>2</b>  | Total expenses (must equal Part IX, column (A), line 25)   | <b>2</b>  | <b>1,947,667</b> |
| <b>3</b>  | Revenue less expenses. Subtract line 2 from line 1   | <b>3</b>  | <b>127,988</b>   |
| <b>4</b>  | Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))                      | <b>4</b>  | <b>8,037,682</b> |
| <b>5</b>  | Net unrealized gains (losses) on investments   | <b>5</b>  | <b>149,623</b>   |
| <b>6</b>  | Donated services and use of facilities   | <b>6</b>  |                  |
| <b>7</b>  | Investment expenses  | <b>7</b>  |                  |
| <b>8</b>  | Prior period adjustments   | <b>8</b>  |                  |
| <b>9</b>  | Other changes in net assets or fund balances (explain on Schedule O)   | <b>9</b>  |                  |
| <b>10</b> | Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B)) | <b>10</b> | <b>8,315,293</b> |

**Part XII Financial Statements and Reporting**

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

|   | Yes      | No       |
|---|----------|----------|
| <b>1</b> Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other<br>If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.  |          |          |
| <b>2a</b> Were the organization's financial statements compiled or reviewed by an independent accountant?<br>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.<br><input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis |          | <b>X</b> |
| <b>b</b> Were the organization's financial statements audited by an independent accountant?<br>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.<br><input checked="" type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis                 | <b>X</b> |          |
| <b>c</b> 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?<br>If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.  | <b>X</b> |          |
| <b>3a</b> As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?   |          | <b>X</b> |
| <b>b</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 on Schedule O and describe any steps taken to undergo such audits   |          |          |

Schedule B (Form 990)

Schedule of Contributors

OMB No. 1545-0047

2023

Department of the Treasury Internal Revenue Service

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

Name of the organization

Employer identification number

WILLOWSFORD CONSERVANCY, INC

45-0609461

Organization type (check one):

Filers of:

Section:

Form 990 or 990-EZ

[X] 501(c)( 4 ) (enter number) organization

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

[ ] 527 political organization

Form 990-PF

[ ] 501(c)(3) exempt private foundation

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

[ ] 501(c)(3) taxable private foundation

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

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

General Rule

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

Special Rules

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

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

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

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

Name of organization

**WILLOWSFORD CONSERVANCY, INC**

Employer identification number

**45-0609461**

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

| (a)<br>No. | (b)<br>Name, address, and ZIP + 4 | (c)<br>Total contributions | (d)<br>Type of contribution   |
|------------|-----------------------------------|----------------------------|---|
| 1          | N/A                               | \$ 100,000                 | Person <input checked="" type="checkbox"/><br>Payroll <input type="checkbox"/><br>Noncash <input type="checkbox"/><br>(Complete Part II for noncash contributions.) |
| 2          | N/A                               | \$ 150,000                 | Person <input type="checkbox"/><br>Payroll <input type="checkbox"/><br>Noncash <input checked="" type="checkbox"/><br>(Complete Part II for noncash contributions.) |
|            |                                   | \$                         | Person <input type="checkbox"/><br>Payroll <input type="checkbox"/><br>Noncash <input type="checkbox"/><br>(Complete Part II for noncash contributions.)            |
|            |                                   | \$                         | Person <input type="checkbox"/><br>Payroll <input type="checkbox"/><br>Noncash <input type="checkbox"/><br>(Complete Part II for noncash contributions.)            |
|            |                                   | \$                         | Person <input type="checkbox"/><br>Payroll <input type="checkbox"/><br>Noncash <input type="checkbox"/><br>(Complete Part II for noncash contributions.)            |
|            |                                   | \$                         | Person <input type="checkbox"/><br>Payroll <input type="checkbox"/><br>Noncash <input type="checkbox"/><br>(Complete Part II for noncash contributions.)            |

Name of organization

**WILLOWSFORD CONSERVANCY, INC**

Employer identification number

**45-0609461**

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

| (a) No.<br>from<br>Part I | (b)<br>Description of noncash property given | (c)<br>FMV (or estimate)<br>(See instructions.) | (d)<br>Date received |
|---------------------------|--|---|----------------------|
| 2                         | LAND IMPRV - BERM/LANDSCAPING                | \$ 150,000                                      | 03/29/23             |
|                           |  |   |                      |
|                           |  |   |                      |
|                           |  |   |                      |
|                           |  |   |                      |
|                           |  |   |                      |
|                           |  |   |                      |
|                           |  |   |                      |
|                           |  |   |                      |
|                           |  |   |                      |
|                           |  |   |                      |

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.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2023

Open to Public Inspection

Name of the organization

WILLOWSFORD CONSERVANCY, INC

Employer identification number

45-0609461

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.

Table with 2 columns: (a) Donor advised funds, (b) Funds and other accounts. Rows include: 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...?, 6 Did the organization inform all grantees...?

Part II Conservation Easements

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

Table with 2 columns: Description, Held at the End of the Tax Year. Rows include: 1 Purpose(s) of conservation easements held by the organization, 2 Complete lines 2a through 2d if the organization held a qualified conservation contribution, 3 Number of conservation easements modified, transferred, released, extinguished, or terminated, 4 Number of states where property subject to conservation easement is located, 5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?, 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 2d above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)?, 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.

Table with 2 columns: Description, Amount. Rows include: 1a If the organization elected, as permitted under FASB 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. 1b If the organization elected, as permitted under FASB 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 FASB 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 make 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 program
- 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.

- c** Beginning balance
- d** Additions during the year
- e** Distributions during the year
- f** Ending balance

|           | Amount |
|-----------|--------|
| <b>1c</b> |        |
| <b>1d</b> |        |
| <b>1e</b> |        |
| <b>1f</b> |        |

**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 on Part XIII

**Part V Endowment Funds**

Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

|   | (a) Current year | (b) Prior year | (c) Two years back | (d) Three years back | (e) Four years back |
|---|------------------|----------------|--------------------|----------------------|---------------------|
| <b>1a</b> Beginning of year balance                     | 992,949          | 1,197,650      | 1,047,341          |                      |                     |
| <b>b</b> Contributions                                  | 150,000          |                |                    | 1,000,000            |                     |
| <b>c</b> Net investment earnings, gains, and losses     | 184,176          | -204,701       | 150,309            | 47,341               |                     |
| <b>d</b> Grants or scholarships                         |                  |                |                    |                      |                     |
| <b>e</b> Other expenditures for facilities and programs | 41,612           |                |                    |                      |                     |
| <b>f</b> Administrative expenses                        |                  |                |                    |                      |                     |
| <b>g</b> End of year balance                            | 1,285,512        | 992,949        | 1,197,650          | 1,047,341            |                     |

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

- a** Board designated or quasi-endowment %
- b** Permanent endowment %
- c** Term endowment **100.00** %

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       |
|---------------|-----|----------|
| <b>3a(i)</b>  |     | <b>X</b> |
| <b>3a(ii)</b> |     | <b>X</b> |
| <b>3b</b>     |     |          |

**b** If "Yes" on line 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" on 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 |
|---|--------------------------------------|---------------------------------|------------------------------|----------------|
| <b>1a</b> Land  |                                      | 4,330,121                       |                              | 4,330,121      |
| <b>b</b> Buildings  |                                      | 2,317,135                       | 836,558                      | 1,480,577      |
| <b>c</b> Leasehold improvements   |                                      |                                 |                              |                |
| <b>d</b> Equipment  |                                      | 909,059                         | 642,644                      | 266,415        |
| <b>e</b> Other  |                                      | 449,567                         | 372,585                      | 76,982         |
| <b>Total.</b> Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, line 10c, column (B)) |                                      |                                 |                              | 6,154,095      |

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

**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:<br>Cost or end-of-year market value |
|---|----------------|--|
| (1)   |                |  |
| (2)   |                |  |
| (3)   |                |  |
| (4)   |                |  |
| (5)   |                |  |
| (6)   |                |  |
| (7)   |                |  |
| (8)   |                |  |
| (9)   |                |  |
| <b>Total.</b> (Column (b) must equal Form 990, Part X, line 13, col. (B)) |                |  |

**Part IX Other Assets**

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

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

**Part X Other Liabilities**

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

| 1. (a) Description of liability   | (b) Book value |
|---|----------------|
| (1) Federal income taxes  |                |
| (2)   |                |
| (3)   |                |
| (4)   |                |
| (5)   |                |
| (6)   |                |
| (7)   |                |
| (8)   |                |
| (9)   |                |
| <b>Total.</b> (Column (b) must equal Form 990, Part X, line 25, col. (B)) |                |

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 FASB 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.

|          |  |           |                  |
|----------|--|-----------|------------------|
| <b>1</b> | Total revenue, gains, and other support per audited financial statements                       | <b>1</b>  | <b>2,392,683</b> |
| <b>2</b> | Amounts included on line 1 but not on Form 990, Part VIII, line 12:                            |           |                  |
| <b>a</b> | Net unrealized gains (losses) on investments   | <b>2a</b> | <b>149,623</b>   |
| <b>b</b> | Donated services and use of facilities   | <b>2b</b> |                  |
| <b>c</b> | Recoveries of prior year grants  | <b>2c</b> |                  |
| <b>d</b> | Other (Describe in Part XIII.)   | <b>2d</b> | <b>167,405</b>   |
| <b>e</b> | Add lines <b>2a</b> through <b>2d</b>  | <b>2e</b> | <b>317,028</b>   |
| <b>3</b> | Subtract line <b>2e</b> from line <b>1</b>   | <b>3</b>  | <b>2,075,655</b> |
| <b>4</b> | Amounts included on Form 990, Part VIII, line 12, but not on line 1:                           |           |                  |
| <b>a</b> | Investment expenses not included on Form 990, Part VIII, line 7b                               | <b>4a</b> |                  |
| <b>b</b> | Other (Describe in Part XIII.)   | <b>4b</b> |                  |
| <b>c</b> | Add lines <b>4a</b> and <b>4b</b>  | <b>4c</b> |                  |
| <b>5</b> | Total revenue. Add lines <b>3</b> and <b>4c</b> . (This must equal Form 990, Part I, line 12.) | <b>5</b>  | <b>2,075,655</b> |

**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.

|          |   |           |                  |
|----------|---|-----------|------------------|
| <b>1</b> | Total expenses and losses per audited financial statements                                      | <b>1</b>  | <b>2,115,072</b> |
| <b>2</b> | Amounts included on line 1 but not on Form 990, Part IX, line 25:                               |           |                  |
| <b>a</b> | Donated services and use of facilities  | <b>2a</b> |                  |
| <b>b</b> | Prior year adjustments  | <b>2b</b> |                  |
| <b>c</b> | Other losses  | <b>2c</b> |                  |
| <b>d</b> | Other (Describe in Part XIII.)  | <b>2d</b> | <b>167,405</b>   |
| <b>e</b> | Add lines <b>2a</b> through <b>2d</b>   | <b>2e</b> | <b>167,405</b>   |
| <b>3</b> | Subtract line <b>2e</b> from line <b>1</b>  | <b>3</b>  | <b>1,947,667</b> |
| <b>4</b> | Amounts included on Form 990, Part IX, line 25, but not on line 1:                              |           |                  |
| <b>a</b> | Investment expenses not included on Form 990, Part VIII, line 7b                                | <b>4a</b> |                  |
| <b>b</b> | Other (Describe in Part XIII.)  | <b>4b</b> |                  |
| <b>c</b> | Add lines <b>4a</b> and <b>4b</b>   | <b>4c</b> |                  |
| <b>5</b> | Total expenses. Add lines <b>3</b> and <b>4c</b> . (This must equal Form 990, Part I, line 18.) | <b>5</b>  | <b>1,947,667</b> |

**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.

**PART V, LINE 4 - INTENDED USES FOR ENDOWMENT FUNDS**

**THE ENDOWMENT IS INTENDED TO OPERATE AS A FOUNDATION FOR THE FUTURE OF THE CONSERVANCY**

**PART X - FIN 48 FOOTNOTE**

**THE ORGANIZATION ADOPTED THE GUIDANCE UNDER ASC TOPIC 740, ACCOUNTING FOR UNCERTAINTY IN INCOME TAXES. MANAGEMENT HAS EVALUATED THE ORGANIZATION'S TAX POSITIONS AND CONCLUDED THAT THE ORGANIZATION HAS TAKEN NO UNCERTAIN TAX PROVISIONS THAT WOULD REQUIRE ADJUSTMENT TO, OR DISCLOSURE IN, THE FINANCIAL STATEMENTS TO COMPLY WITH THE PROVISIONS OF THE GUIDANCE.**

**PART XI, LINE 2D - REVENUE AMOUNTS INCLUDED IN FINANCIALS - OTHER**

Part XIII Supplemental Information (continued)

RENTAL EXPENSES NETTED AGAINST RENTAL INCOME \$ 36,521

COST OF GOODS SOLD NETTED AGAINST SALES INCOME \$ 130,884

PART XII, LINE 2D - EXPENSE AMOUNTS INCLUDED IN FINANCIALS - OTHER

COST OF GOODS SOLD NETTED AGAINST SALES INCOME \$ 130,884

RENTAL EXPENSES NETTED AGAINST RENTAL INCOME \$ 36,521

**SCHEDULE M  
(Form 990)**

**Noncash Contributions**

OMB No. 1545-0047

**2023**

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

Attach to Form 990.

Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

**Open To Public  
Inspection**

Department of the Treasury  
Internal Revenue Service

Name of the organization

**WILLOWSFORD CONSERVANCY, INC**

Employer identification number

**45-0609461**

**Part I Types of Property**

|  | (a)<br>Check if applicable | (b)<br>Number of contributions or items contributed | (c)<br>Noncash contribution amounts reported on Form 990, Part VIII, line 1g | (d)<br>Method of determining noncash contribution amounts |
|--|----------------------------|---|--|---|
| 1 Art — Works of art   |                            |   |  |   |
| 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                                  |                            |   |  |   |
| 17 Real estate — Other                                       | <b>X</b>                   | <b>1</b>  | <b>150,000</b>   | <b>ACTUAL COST</b>  |
| 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 V, Donee Acknowledgement

**29**

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 3 years from the date of the initial contribution, and which isn't required to be used for exempt purposes for the entire holding period?

|     | Yes | No       |
|-----|-----|----------|
| 30a |     | <b>X</b> |
| 31  |     | <b>X</b> |
| 32a |     | <b>X</b> |

b If "Yes," describe the arrangement in Part II.

31 Does the organization have a gift acceptance policy that requires the review of any nonstandard contributions?

32a Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions?

b If "Yes," describe in Part II.

33 If the organization didn't report an amount in column (c) for a type of property for which column (a) is checked, describe in Part II.



**SCHEDULE O  
(Form 990)**

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 Form 990-EZ.  
Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for the latest information.

OMB No. 1545-0047

**2023**

**Open to Public  
Inspection**

Name of the organization

**WILLOWSFORD CONSERVANCY, INC**

Employer identification number

**45-0609461**

**FORM 990, PART III, LINE 4A - FIRST ACCOMPLISHMENT**

WILLOWSFORD CONSERVANCY IS THE STEWARD OF OVER 2,300 ACRES OF OPEN SPACE,  
SET ASIDE FOR CONSERVATION, RECREATION, EDUCATION, AND AGRICULTURAL USE.

FRESH FOOD PRODUCTION FROM SUSTAINABLE AND ORGANIC FARMING; RECREATION  
OPPORTUNITIES THROUGH ACCESS TO NATURE TRAILS, CAMPSITES, FORESTS AND  
WETLANDS THAT SUPPORT DIVERSE NATIVE WILDLIFE AND VEGETATION; AND THE  
CONSERVANCY'S LAND STEWARDSHIP PROGRAMS-INCLUDING HABITAT RESTORATION,  
WILDLIFE MANAGEMENT, AND INVASIVE SPECIES CONTROL-CONTRIBUTE POSITIVELY TO  
THE REGION'S QUALITY OF LIFE. ALL OF THESE PROGRAMS ARE BROUGHT TO LIFE FOR  
RESIDENTS AND THE GREATER COMMUNITY THROUGH EVENTS AND EDUCATIONAL  
OFFERINGS AS WELL AS FREQUENT VOLUNTEER OPPORTUNITIES.

IN 2023, 388 VOLUNTEERS SUPPORTED THE LAND STEWARDSHIP TEAM'S EFFORTS TO  
REMOVE INVASIVE SPECIES, CLEAR TRAILS, AND MONITOR STREAMS, BLUE BIRDS AND  
OTHER WILDLIFE (1,338 HOURS). AN ADDITIONAL 42 VOLUNTEERS SUPPORTED THE  
FARM TEAM'S EFFORTS THROUGH EGG WASHING, CSA SHARE PACKING, AND CSA PICK UP  
AMONGST OTHER ACTIVITIES (1,260 HOURS).

**FARMING**

IN SUPPORT OF ITS MISSION FOR LONG-TERM PROTECTION AND VIABLE USE OF THE  
LAND, THE CONSERVANCY FOLLOWS ORGANIC FARMING PRACTICES THAT ENHANCE THE  
ECOLOGICAL RESOURCES OF THE LAND AND ARE INTEGRATED WITH THE RESIDENTIAL  
LIFE OF THE COMMUNITY, EDUCATION, AND CONSERVATION ACTIVITIES. SUSTAINABLE

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AGRICULTURE PROVIDES FRESH, NOURISHING FOOD FOR WILLOWSFORD RESIDENTS AND THE LOCAL COMMUNITY, AND SUPPORTS THE CONSERVANCY'S CONSERVATION EFFORTS. THE FARM ALSO PLAYS AN ACTIVE ROLE IN THE GREATER COMMUNITY, SUPPORTING LOCAL AGRICULTURE AND ARTISANAL FOOD PRODUCTION, FOOD LITERACY, HEALTHY NUTRITION, AND A VIBRANT PLACE FOR BUILDING COMMUNITY.

IN 2023, WILLOWSFORD FARM SOLD OVER 396 UNIQUE SHARES IN ITS COMMUNITY SUPPORTED AGRICULTURE (CSA) PROGRAM, INCLUDING VEGETABLES, EGGS, AND FLOWERS, IN ADDITION TO SUPPORTING FAMILIES THROUGH AN ONLINE FARM STORE PLATFORM. ABOUT ONE THIRD OF THE CSA MEMBERS CONTINUE TO BE NON-RESIDENTS FROM OUTSIDE WILLOWSFORD. WHILE MANY CUSTOMERS PICK UP AT OUR TWO LOCATIONS, THE FARM ALSO USES A REFRIGERATED DELIVERY VAN TO BRING CSA SHARES AND ITEMS PURCHASED FROM THE ONLINE STORE DIRECTLY TO PEOPLES' DOORSTEPS.

THE FARM DONATED EXCESS PRODUCE TO LOUDOUN HUNGER RELIEF-A LOCAL NON-PROFIT OFTEN DURING THE PEAK GROWING SEASON. OCCASIONALLY EGGS WERE DONATED TO TWO LOCAL FIRE STATIONS.

FARM VOLUNTEER OPPORTUNITIES AND PROGRAM ACTIVITIES ENCOURAGE FAMILIES TO ENGAGE HANDS-ON AND LEARN ABOUT SUSTAINABLE AGRICULTURE AND FOOD PRODUCTION. THE FARM HOSTS VOLUNTEER ACTIVITIES AS NOTED ABOVE, BUT ALSO HOLDS PROGRAMS SUCH AS THOSE FOCUSED ON NUTRITION AND CULINARY ARTS, IN PARTNERSHIP WITH THE HOA'S CHEF, AND LEADS WAGON FARM TOURS. ONE SCHOOL FIELD TRIP WAS HELD AT THE FARM. THE FARM STAND HOSTED A LARGE HARVEST-THEMED MARKET IN OCTOBER 2023 WHICH WILL BECOME AN ANNUAL EVENT.



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THE LAND STEWARDSHIP PROGRAM COLLABORATES WITH OTHER NON-PROFITS AND GOVERNMENT AGENCIES TO CARRY OUT CONSERVATION PROJECTS TO BENEFIT THE LOCAL ECOSYSTEM AND ALSO TO EDUCATE THE PUBLIC AND RESIDENTS ABOUT CONSERVATION EFFORTS. THE CONSERVANCY CONTINUES TO OFFER HANDS-ON, SITE-SPECIFIC EDUCATION PROGRAMS AND EVENTS FOR ADULTS AND CHILDREN RELATED TO ENVIRONMENTAL STEWARDSHIP, LAND CONSERVATION, AND RESPONSIBLE OUTDOOR RECREATION. THROUGH THESE ACTIVITIES, THE CONSERVANCY AIMS TO FACILITATE INFORMED DECISION-MAKING AND INSPIRE PEOPLE TO BECOME LIFELONG ADVOCATES FOR ENVIRONMENTAL SUSTAINABILITY, CONSERVATION AND HEALTHY LIFESTYLES.

WILLOWSFORD CONSERVANCY OFFERS OUTDOOR ENVIRONMENTAL EDUCATION PROGRAMS FOR ALL AGES TO CULTIVATE CITIZEN STEWARDSHIP, ENVIRONMENTAL LITERACY AND A DEEP EMOTIONAL CONNECTION TO THE NATURAL WORLD. PROVIDING RESIDENTS WITH RESOURCES TO CREATE AND MANAGE ENVIRONMENTALLY FRIENDLY HOME LANDSCAPES CONTRIBUTES POSITIVELY TO OVERALL HABITAT HEALTH AND CONNECTIVITY NOT ONLY AT WILLOWSFORD, BUT IN THE REGION.

THROUGH PARTNERSHIPS WITH ORGANIZATIONS INCLUDING BANSHEE REEKS NATURE PRESERVE, THE VIRGINIA DEPARTMENT OF GAME AND INLAND FISHERIES, THE DEPARTMENT OF FORESTRY, THE SMITHSONIAN CONSERVATION BIOLOGY INSTITUTE, LOUDOUN WILDLIFE CONSERVANCY (LWC), BLUE RIDGE WILDLIFE CENTER, PIEDMONT ENVIRONMENTAL COUNCIL AND OTHERS, THE CONSERVANCY RECEIVES INSIGHTS AND BUILDS EXPERTISE ON HOW IT CAN BEST PROMOTE NATIVE HABITAT AND WILDLIFE IN THE COMMUNITY.

AN IMPORTANT AREA OF LAND STEWARDSHIP IS REFORESTATION AND HABITAT

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IMPROVEMENT TO ASSURE HEALTHY FOREST CONTINUE TO FLOURISH AT WILLOWSFORD. IN OCTOBER, WE WORKED WITH LOUDOUN WILDLIFE CONSERVANCY (LWC), USING GRANT FUNDING FOR PLANTING 300 NATIVE TREES AND SHRUBS IN THE GREENS TO PROTECT THE WATERSHED AROUND BULL RUN STREAM. THE CONSERVANCY ALSO IS WORKING TO RESTORE GRASSLANDS AND WETLANDS.

WITH LWC, THE BLUEBIRD NEST BOX MONITORING PROGRAM CONTINUED IN 2023 WITH TWO NESTING BOX TRAILS IN THE GRANGE AND GROVE VILLAGES, FOR PEOPLE TO LEARN ABOUT LOCAL CAVITY NESTERS, AND TO SUPPORT NATIVE SONGBIRDS WITH HABITAT AND NESTING SITES. RESIDENTS VOLUNTEERED THEIR TIME MONITORING AND MAINTAINING THE NESTING BOXES AND TRAIL LOOPS.

IN 2023, THE CONSERVANCY OFFERED OVER 30 PROGRAMS SERVING MORE THAN 1,900 INDIVIDUALS. MOST WERE DELIVERED BY THE LAND STEWARDSHIP TEAM, MANY BY THE FARM TEAM, AND A SMALL NUMBER IN COLLABORATION WITH PARTNER ORGANIZATIONS. A FEW THOUSAND PEOPLE VISITED THE FARM STAND AND OUR HARVEST MARKET EVENT.

KEY EDUCATIONAL PROGRAMS LED BY THE LAND TEAM INCLUDED FORAGING CLASSES, NATURE PROGRAMS SUCH AS A BUTTERFLY WALK, AMPHIBIAN WALK, VARIOUS GUIDED HIKES, AN EARTH DAY EVENT, AND FISHING CLASSES. WHILE THE FARM-RELATED PROGRAMS INCLUDED FARM TOURS, SUMMER CAMP AT THE FARM, AND VISITS FROM THE STUDENTS PARTICIPATING IN THE HOA CULINARY PROGRAM.

ACTIVITIES AT THE FARM STAND INCLUDED AN OPENING DAY KICK OFF, A BACK TO SCHOOL EVENT, HARVEST MARKET, AND A POTLUCK CELEBRATION. IN ADDITION, MULTIPLE VOLUNTEER EVENTS WERE HELD THROUGHOUT THE YEAR WITH OPPORTUNITIES TO VOLUNTEER WITH WILLOWSFORD FARM AND THE LAND STEWARDSHIP TEAM. A NOTABLE VOLUNTEER EVENT WAS THE LET'S TALK TRASH EVENT WHERE COMMUNITY MEMBERS

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PICKED UP TRASH THROUGHOUT THE NEIGHBORHOOD. THE FARM ALSO WORKED WITH VOLUNTEERS TO CLEAR FENCING AND REMOVE VEGETATION.

THE 2022-23 SEASON OF THE CONSERVANCY DEER MANAGEMENT PROGRAM SUCCESSFULLY ENDED ON JANUARY 14, 2023. COMPLETING ITS 7TH YEAR, THE PROGRAM HAS AN EXCELLENT SAFETY AND HARVEST RECORD. A TOTAL OF 125 DEER WERE HARVESTED THIS SEASON (COMPARED TO 130 LAST YEAR), WITH 115 BEING ANTLERLESS AND 10 ANTLERED DEER. 47% OF DEER HARVESTED IN THE 2022-23 SEASON WERE BY ARCHERY COMPARED TO APPROX. ONE THIRD LAST YEAR.

OUTDOOR RECREATION

OUTDOOR RECREATION PROGRAMS AND EVENTS ENRICH WILLOWSFORD'S SENSE OF COMMUNITY AND HEALTHY LIFESTYLE. THE CONSERVANCY CONTINUES TO MAKE SIGNIFICANT INVESTMENTS IN THE CONSTRUCTION AND MANAGEMENT OF THE TRAIL SYSTEM, WHICH INCLUDES 40 MILES OF NATURALIZED TRAILS FOR RECREATIONAL AND EDUCATIONAL USE. THE IMPROVEMENTS INCLUDED SIGNAGE, MAPS AND SMART PHONE APP FOR ORIENTATION AND INFORMATION, GUIDED TRAIL WALKS, AND AMENITIES THAT FACILITATE THE USE OF THE TRAILS.

CONSERVANCY AMENITIES, INCLUDING THE HIDDEN MEADOW EVENT FIELD & GROUP CAMPSITE, CEDAR POND PAVILION, A RECREATIONAL ARCHERY RANGE, AND THE GRANT CAMPSITE. THEY ALL PROVIDE OPPORTUNITIES AND VENUES FOR OUTDOOR RECREATION, COMMUNITY ENGAGEMENT AND EDUCATION, ENCOURAGING FAMILIES TO CAMP, HIKE, BIKE, OBSERVE WILDLIFE, AND EXPLORE THE OUTDOORS.

THE CONSERVANCY PARTNERS WITH LOCAL CHAPTERS OF BOY SCOUTS OF AMERICA AND

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GIRL SCOUTS OF THE USA TO PROMOTE OUTDOOR ETHICS AND CONSERVATION. ONE OF THE MAIN TENETS IN SCOUTING IS TO GIVE BACK TO THE COMMUNITY IN THE FORM OF SERVICE. THE CONSERVANCY TEAMS UP WITH THE SCOUTS TO PROVIDE OPPORTUNITIES TO PERFORM TRAIL MAINTENANCE, WILDLIFE HABITAT RESTORATION AND CONSERVATION PROJECTS.

OPERATIONS

STAFF COMPLETED A NEW WEB SITE TO EDUCATE LOCAL CITIZENS, COMMUNICATE WITH OUR RESIDENTS, AND SHARE INFORMATION ABOUT OUR WORK. THE SITE INCLUDES A CALENDAR OF EVENTS, INFORMATION ON LAND CONSERVATION AND CREATING A BACKYARD HABITAT, SUSTAINABLE FARMING, AS WELL AS OUR LOCAL ECOSYSTEM AND WILDLIFE.

THE CONSERVANCY BOARD OF TRUSTEES SPENT MOST OF 2023 WORKING WITH STAFF TO START IMPLEMENTING THE STRATEGIC PLAN. THIS PRIMARILY FOCUSED ON CAPITAL EXPENDITURE PROJECTS AND STAFFING. THE BOARD HIRED A NEW EXECUTIVE DIRECTOR IN MAY 2023. A NEW PROGRAMS & ENGAGEMENT COORDINATOR AND RANGER ALSO STARTED IN 2023.

FORM 990, PART VI, LINE 11B - ORGANIZATION'S PROCESS TO REVIEW FORM 990 THE ORGANIZATION ENGAGES A PAID PREPARER EXPERIENCED IN THE PREPARATION OF THE FORM 990 TO PREPARE THE FORM. THE ORGANIZATION'S TREASURER REVIEWS THE RETURN AS PREPARED BY THE PREPARER. A COPY OF THE RETURN IS THEN PROVIDED TO ALL MEMBERS OF THE BOARD OF TRUSTEES PRIOR TO FILING.

FORM 990, PART VI, LINE 18 - NO PUBLIC DISCLOSURE EXPLANATION

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THE ORGANIZATION'S GOVERNING DOCUMENTS AND FINANCIAL STATEMENTS ARE AVAILABLE TO THE GENERAL PUBLIC UPON REQUEST.

FORM 990, PART VI, LINE 19 - GOVERNING DOCUMENTS DISCLOSURE EXPLANATION FINANCIAL STATEMENTS ARE AVAILABLE TO THE GENERAL PUBLIC UPON REQUEST.

FORM 990, PART XI, LINE 9 - OTHER CHANGES IN NET ASSETS EXPLANATION

|  |             |
|--|-------------|
| RENTAL EXPENSES NETTED AGAINST RENTAL INCOME   | \$ 36,521   |
| COST OF GOODS SOLD NETTED AGAINST SALES INCOME | \$ 130,884  |
| COST OF GOODS SOLD NETTED AGAINST SALES INCOME | \$ -130,884 |
| RENTAL EXPENSES NETTED AGAINST RENTAL INCOME   | \$ -36,521  |

FORM 990, PART XII, LINE 2C - CHANGE IN FINANCIAL REVIEW PROCESS

2020 WAS THE FIRST YEAR THAT AN INDEPENDENT AUDIT WAS COMPLETED. A FINANCE COMMITTEE WAS SET UP. THE FINANCE COMMITTEE IS CHARGED WITH SUPERVISING AND REVIEWING THE AUDIT.

**SCHEDULE R  
(Form 990)**

Department of the Treasury  
Internal Revenue Service

Name of the organization

**Related Organizations and Unrelated Partnerships**

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

Attach to Form 990.

Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047

**2023**

**Open to Public  
Inspection**

**WILLOWSFORD CONSERVANCY, INC**

Employer identification number

**45-0609461**

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

| (a)<br>Name, address, and EIN (if applicable) of disregarded entity | (b)<br>Primary activity | (c)<br>Legal domicile (state or foreign country) | (d)<br>Total income | (e)<br>End-of-year assets | (f)<br>Direct controlling entity |
|---|-------------------------|--|---------------------|---------------------------|----------------------------------|
| (1)   |                         |  |                     |                           |                                  |
| (2)   |                         |  |                     |                           |                                  |
| (3)   |                         |  |                     |                           |                                  |
| (4)   |                         |  |                     |                           |                                  |
| (5)   |                         |  |                     |                           |                                  |

**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)<br>Name, address, and EIN of related organization   | (b)<br>Primary activity | (c)<br>Legal domicile (state or foreign country) | (d)<br>Exempt Code section | (e)<br>Public charity status (if section 501(c)(3)) | (f)<br>Direct controlling entity | (g)<br>Section 512(b)(13) controlled entity? |          |
|---|-------------------------|--|----------------------------|---|----------------------------------|--|----------|
|   |                         |  |                            |   |                                  | Yes  | No       |
| (1) <b>WILLOWSFORD HOME OWNER'S ASSOC</b><br><b>23506 FOUNDERS DRIVE</b> <b>45-0645880</b><br><b>ASHBURN VA 20148</b> | <b>HOA</b>              | <b>VA</b>  | <b>528</b>                 | <b>PF</b>   | <b>WILLOWSFOR</b>                |  | <b>X</b> |
| (2)   |                         |  |                            |   |                                  |  |          |
| (3)   |                         |  |                            |   |                                  |  |          |
| (4)   |                         |  |                            |   |                                  |  |          |
| (5)   |                         |  |                            |   |                                  |  |          |

**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)<br>Name, address, and EIN of related organization                                     | (b)<br>Primary activity | (c)<br>Legal domicile (state or foreign country) | (d)<br>Direct controlling entity | (e)<br>Predominant income (related, unrelated, excluded from tax under sections 512-514) | (f)<br>Share of total income | (g)<br>Share of end-of-year assets | (h)<br>Disproportionate alloc.? |    | (i)<br>Code V—UBI amount in box 20 of Schedule K-1 (Form 1065) | (j)<br>General or managing partner? |    | (k)<br>Percentage ownership |
|---|-------------------------|--|----------------------------------|--|------------------------------|------------------------------------|---------------------------------|----|--|-------------------------------------|----|-----------------------------|
|   |                         |  |                                  |  |                              |                                    | Yes                             | No |  | Yes                                 | No |                             |
| (1) WILLOWSFORD OPERATIONS, LLC<br>44095 PIPELINE PLAZA<br>ASHBURN VA 20147<br>81-1481673 | MANAGEMENT              | VA   | N/A                              |  |                              |                                    |                                 | X  | N/A  |                                     | X  |                             |
| (2)   |                         |  |                                  |  |                              |                                    |                                 |    |  |                                     |    |                             |
| (3)   |                         |  |                                  |  |                              |                                    |                                 |    |  |                                     |    |                             |
| (4)   |                         |  |                                  |  |                              |                                    |                                 |    |  |                                     |    |                             |

**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)<br>Name, address, and EIN of related organization | (b)<br>Primary activity | (c)<br>Legal domicile (state or foreign country) | (d)<br>Direct controlling entity | (e)<br>Type of entity (C corp, S corp, or trust) | (f)<br>Share of total income | (g)<br>Share of end-of-year assets | (h)<br>Percentage ownership | (i)<br>Section 512(b)(13) controlled entity? |    |
|---|-------------------------|--|----------------------------------|--|------------------------------|------------------------------------|-----------------------------|--|----|
|   |                         |  |                                  |  |                              |                                    |                             | Yes  | No |
| (1)   |                         |  |                                  |  |                              |                                    |                             |  |    |
| (2)   |                         |  |                                  |  |                              |                                    |                             |  |    |
| (3)   |                         |  |                                  |  |                              |                                    |                             |  |    |
| (4)   |                         |  |                                  |  |                              |                                    |                             |  |    |

**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 |
|-----------|-----|----|
| <b>1a</b> |     | X  |
| <b>1b</b> |     | X  |
| <b>1c</b> | X   |    |
| <b>1d</b> |     | X  |
| <b>1e</b> |     | X  |
| <b>1f</b> |     | X  |
| <b>1g</b> |     | X  |
| <b>1h</b> |     | X  |
| <b>1i</b> |     | X  |
| <b>1j</b> |     | X  |
| <b>1k</b> | X   |    |
| <b>1l</b> |     | X  |
| <b>1m</b> |     | X  |
| <b>1n</b> | X   |    |
| <b>1o</b> |     | X  |
| <b>1p</b> |     | X  |
| <b>1q</b> |     | X  |
| <b>1r</b> |     | X  |
| <b>1s</b> | X   |    |

**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)<br>Name of related organization     | (b)<br>Transaction type (a-s) | (c)<br>Amount involved | (d)<br>Method of determining amount involved |
|---|-------------------------------|------------------------|--|
| (1) WILLOWSFORD HOME OWNER'S ASSOCIATIO | S                             | 1,566,568              | CASH   |
| (2) WILLOWSFORD OPERATIONS, LLC         | C                             | 100,000                | CASH   |
| (3)                                     |                               |                        |  |
| (4)                                     |                               |                        |  |
| (5)                                     |                               |                        |  |
| (6)                                     |                               |                        |  |



**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)<br>Name, address, and EIN of entity | (b)<br>Primary activity | (c)<br>Legal domicile (state or foreign country) | (d)<br>Predominant income (related, unrelated, excluded from tax under sections 512-514) | (e)<br>Are all partners section 501(c)(3) organizations? |    | (f)<br>Share of total income | (g)<br>Share of end-of-year assets | (h)<br>Disproportionate allocations? |    | (i)<br>Code V—UBI amount in box 20 of Schedule K-1 (Form 1065) | (j)<br>General or managing partner? |    | (k)<br>Percentage ownership |
|---|-------------------------|--|--|--|----|------------------------------|------------------------------------|--------------------------------------|----|--|-------------------------------------|----|-----------------------------|
|   |                         |  |  | Yes  | No |                              |                                    | Yes                                  | No |  | Yes                                 | No |                             |
| (1)<br>.....                            |                         |  |  |  |    |                              |                                    |                                      |    |  |                                     |    |                             |
| (2)<br>.....                            |                         |  |  |  |    |                              |                                    |                                      |    |  |                                     |    |                             |
| (3)<br>.....                            |                         |  |  |  |    |                              |                                    |                                      |    |  |                                     |    |                             |
| (4)<br>.....                            |                         |  |  |  |    |                              |                                    |                                      |    |  |                                     |    |                             |
| (5)<br>.....                            |                         |  |  |  |    |                              |                                    |                                      |    |  |                                     |    |                             |
| (6)<br>.....                            |                         |  |  |  |    |                              |                                    |                                      |    |  |                                     |    |                             |
| (7)<br>.....                            |                         |  |  |  |    |                              |                                    |                                      |    |  |                                     |    |                             |
| (8)<br>.....                            |                         |  |  |  |    |                              |                                    |                                      |    |  |                                     |    |                             |
| (9)<br>.....                            |                         |  |  |  |    |                              |                                    |                                      |    |  |                                     |    |                             |
| (10)<br>.....                           |                         |  |  |  |    |                              |                                    |                                      |    |  |                                     |    |                             |
| (11)<br>.....                           |                         |  |  |  |    |                              |                                    |                                      |    |  |                                     |    |                             |



Exempt Organization Business Income Tax Return (and proxy tax under section 6033(e))

2023

Department of the Treasury Internal Revenue Service

For calendar year 2023 or other tax year beginning , and ending

Go to www.irs.gov/Form990T for instructions and the latest information.

Do not enter SSN numbers on this form as it may be made public if your organization is a 501(c)(3).

Open to Public Inspection for 501(c)(3) Organizations Only

Header section containing organization name (WILLOWSFORD CONSERVANCY, INC), address (41025 WILLOWSFORD LANE, ALDIE VA 20105), EIN (45-0609461), and book value of assets (8,414,686).

Section G: Check organization type. Selected: 501(c) corporation.

Section H: Check if filing only to claim. Credit from Form 8941, Refund shown on Form 2439, Elective payment amount from Form 3800.

Section I: Check if a 501(c)(3) organization filing a consolidated return with a 501(c)(2) titleholding corporation.

Section J: Enter the number of attached Schedules A (Form 990-T). Value: 1.

Section K: During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsiary controlled group? Answer: No.

Section L: The books are in care of THE ORGANIZATION. Telephone number 571-440-2400.

Part I Total Unrelated Business Taxable Income

Table for Part I with 11 rows. Total unrelated business taxable income: 0.

Part II Tax Computation

Table for Part II with 7 rows. Total tax computation: 0.

Part III Tax and Payments

Table for Part III with 5 main rows. Total tax: 0.

**Part III Tax and Payments** (continued)

|   |           |          |
|---|-----------|----------|
| <b>6a</b> Payments: Preceding year's overpayment credited to the current year                                     | <b>6a</b> |          |
| <b>b</b> Current year's estimated tax payments. Check if section 643(g) election applies <input type="checkbox"/> | <b>6b</b> |          |
| <b>c</b> Tax deposited with Form 8868   | <b>6c</b> |          |
| <b>d</b> Foreign organizations: Tax paid or withheld at source (see instructions)                                 | <b>6d</b> |          |
| <b>e</b> Backup withholding (see instructions)  | <b>6e</b> |          |
| <b>f</b> Credit for small employer health insurance premiums (attach Form 8941)                                   | <b>6f</b> |          |
| <b>g</b> Elective payment election amount from Form 3800  | <b>6g</b> |          |
| <b>h</b> Payment from Form 2439   | <b>6h</b> |          |
| <b>i</b> Credit from Form 4136  | <b>6i</b> |          |
| <b>j</b> Other (see instructions)   | <b>6j</b> |          |
| <b>7 Total payments.</b> Add lines 6a through 6j  | <b>7</b>  |          |
| <b>8</b> Estimated tax penalty (see instructions). Check if Form 2220 is attached <input type="checkbox"/>        | <b>8</b>  |          |
| <b>9 Tax due.</b> If line 7 is smaller than the total of lines 4, 5, and 8, enter amount owed                     | <b>9</b>  | <b>0</b> |
| <b>10 Overpayment.</b> If line 7 is larger than the total of lines 4, 5, and 8, enter amount overpaid             | <b>10</b> |          |
| <b>11</b> Enter the amount of line 10 you want: <b>Credited to 2024 estimated tax</b> <b>Refunded</b>             | <b>11</b> |          |

**Part IV Statements Regarding Certain Activities and Other Information** (see instructions)

|   | Yes                               | No             |
|---|-----------------------------------|----------------|
| <b>1</b> At any time during the 2023 calendar year, did the organization have an interest in or a signature or other authority over a financial account (bank, securities, or other) in a foreign country? If "Yes," the organization may have to file FinCEN Form 114, Report of Foreign Bank and Financial Accounts. If "Yes," enter the name of the foreign country here |                                   | <b>X</b>       |
| <b>2</b> During the tax year, did the organization receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," see instructions for other forms the organization may have to file.  |                                   | <b>X</b>       |
| <b>3</b> Enter the amount of tax-exempt interest received or accrued during the tax year \$   |                                   |                |
| <b>4</b> Enter available pre-2018 NOL carryovers here \$ <b>210,830</b> . Do not include any post-2017 NOL carryover shown on Schedule A (Form 990-T). Don't reduce the NOL carryover shown here by any deduction reported on Part I, line 6.   |                                   |                |
| <b>5</b> Post-2017 NOL carryovers. Enter the Business Activity Code and available post-2017 NOL carryovers. Don't reduce the amounts shown below by any NOL claimed on any Schedule A, Part II, line 17 for the tax year. See instructions.   |                                   |                |
| Business Activity Code  | Available post-2017 NOL carryover |                |
| <b>110000</b>   | \$                                | <b>261,661</b> |
|   | \$                                |                |
|   | \$                                |                |
|   | \$                                |                |
| <b>6a</b> Reserved for future use   |                                   |                |
| <b>b</b> Reserved for future use  |                                   |                |

**Part V Supplemental Information**

Provide any additional information. See instructions.

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

May the IRS discuss this return with the preparer shown below (see instructions)?  Yes  No

|                               |   |                          |                                  |
|-------------------------------|---|--------------------------|----------------------------------|
| <b>Sign Here</b>              | Signature of officer _____  | Date _____               | Title <b>PRESIDENT</b>           |
|                               | Print/Type preparer's name<br><b>W. MATTHEW BURNS</b>                   | Preparer's signature<br> | Date<br><b>11/15/24</b>          |
| <b>Paid Preparer Use Only</b> | Firm's name<br><b>MITCHELL, BURNS &amp; CO., P.C.</b>                   |                          | Firm's EIN<br><b>54-1853459</b>  |
|                               | Firm's address<br><b>110 E MARKET ST STE 200<br/>LEESBURG, VA 20176</b> |                          | Phone no.<br><b>703-777-4900</b> |

**SCHEDULE A  
(Form 990-T)**

**Unrelated Business Taxable Income  
From an Unrelated Trade or Business**

OMB No. 1545-0047

**2023**

Go to [www.irs.gov/Form990T](http://www.irs.gov/Form990T) for instructions and the latest information.

Department of the Treasury  
Internal Revenue Service

Do not enter SSN numbers on this form as it may be made public if your organization is a 501(c)(3).

Open to Public Inspection for  
501(c)(3) Organizations Only

|  |  |
|--|--|
| <b>A</b> Name of the organization<br><b>WILLOWSFORD CONSERVANCY, INC</b>   | <b>B</b> Employer identification number<br><b>45-0609461</b> |
| <b>C</b> Unrelated business activity code (see instructions) <b>110000</b> | <b>D</b> Sequence: <b>1</b> of <b>1</b>                      |

**E** Describe the unrelated trade or business **FARMSTAND SALES**

| <b>Part I</b> Unrelated Trade or Business Income  | (A) Income       | (B) Expenses | (C) Net       |
|---|------------------|--------------|---------------|
| <b>1a</b> Gross receipts or sales <u>54,780</u>   |                  |              |               |
| <b>b</b> Less returns and allowances <u>                    </u> <b>c</b> Balance           | <b>1c</b> 54,780 |              |               |
| <b>2</b> Cost of goods sold (Part III, line 8)  | <b>2</b> 56,178  |              |               |
| <b>3</b> Gross profit. Subtract line 2 from line 1c   | <b>3</b> -1,398  |              | <b>-1,398</b> |
| <b>4a</b> Capital gain net income (attach Sch D (Form 1041 or Form 1120)). See instructions | <b>4a</b>        |              |               |
| <b>b</b> Net gain (loss) (Form 4797) (attach Form 4797). See instructions                   | <b>4b</b>        |              |               |
| <b>c</b> Capital loss deduction for trusts  | <b>4c</b>        |              |               |
| <b>5</b> Income (loss) from a partnership or an S corporation (attach statement)            | <b>5</b>         |              |               |
| <b>6</b> Rent income (Part IV)  | <b>6</b>         |              |               |
| <b>7</b> Unrelated debt-financed income (Part V)  | <b>7</b>         |              |               |
| <b>8</b> Interest, annuities, royalties, and rents from a controlled organization (Part VI) | <b>8</b>         |              |               |
| <b>9</b> Investment income of section 501(c)(7), (9), or (17) organizations (Part VII)      | <b>9</b>         |              |               |
| <b>10</b> Exploited exempt activity income (Part VIII)                                      | <b>10</b>        |              |               |
| <b>11</b> Advertising income (Part IX)  | <b>11</b>        |              |               |
| <b>12</b> Other income (see instructions; attach statement)                                 | <b>12</b>        |              |               |
| <b>13 Total.</b> Combine lines 3 through 12   | <b>13</b> -1,398 |              | <b>-1,398</b> |

| <b>Part II</b> Deductions Not Taken Elsewhere See instructions for limitations on deductions. Deductions must be directly connected with the unrelated business income |           |  |           |               |
|--|-----------|--|-----------|---------------|
| <b>1</b> Compensation of officers, directors, and trustees (Part X)  | <b>1</b>  |  |           |               |
| <b>2</b> Salaries and wages  | <b>2</b>  |  |           |               |
| <b>3</b> Repairs and maintenance   | <b>3</b>  |  |           |               |
| <b>4</b> Bad debts   | <b>4</b>  |  |           |               |
| <b>5</b> Interest (attach statement). See instructions   | <b>5</b>  |  |           |               |
| <b>6</b> Taxes and licenses  | <b>6</b>  |  |           |               |
| <b>7</b> Depreciation (attach Form 4562). See instructions   | <b>7</b>  |  |           |               |
| <b>8</b> Less depreciation claimed in Part III and elsewhere on return   | <b>8a</b> |  | <b>8b</b> | <b>0</b>      |
| <b>9</b> Depletion   | <b>9</b>  |  |           |               |
| <b>10</b> Contributions to deferred compensation plans   | <b>10</b> |  |           |               |
| <b>11</b> Employee benefit programs  | <b>11</b> |  |           |               |
| <b>12</b> Excess exempt expenses (Part VIII)   | <b>12</b> |  |           |               |
| <b>13</b> Excess readership costs (Part IX)  | <b>13</b> |  |           |               |
| <b>14</b> Other deductions (attach statement)  | <b>14</b> |  |           |               |
| <b>15 Total deductions.</b> Add lines 1 through 14   | <b>15</b> |  |           |               |
| <b>16</b> Unrelated business income before net operating loss deduction. Subtract line 15 from Part I, line 13, column (C)   | <b>16</b> |  |           | <b>-1,398</b> |
| <b>17</b> Deduction for net operating loss. See instructions   | <b>17</b> |  |           |               |
| <b>18 Unrelated business taxable income.</b> Subtract line 17 from line 16   | <b>18</b> |  |           | <b>-1,398</b> |

For Paperwork Reduction Act Notice, see instructions.

Schedule A (Form 990-T) 2023

Part III Cost of Goods Sold

Enter method of inventory valuation

COST METHOD

Table with 8 rows for Cost of Goods Sold. Line 2: Purchases 40,629; Line 3: Cost of labor 15,549; Line 6: Total 56,178; Line 8: Cost of goods sold 56,178. Line 9: Do the rules of section 263A apply? Yes [ ] No [X]

Part IV Rent Income (From Real Property and Personal Property Leased with Real Property)

Table for Rent Income. Line 1: Description of property. Line 2: Rent received or accrued. Line 3: Total rents received or accrued. Line 4: Deductions directly connected with the income. Line 5: Total deductions.

Part V Unrelated Debt-Financed Income (see instructions)

Table for Unrelated Debt-Financed Income. Line 1: Description of debt-financed property. Line 2: Gross income from or allocable to debt-financed property. Line 3: Deductions directly connected with or allocable to debt-financed property. Line 4: Amount of average acquisition debt. Line 5: Average adjusted basis. Line 6: Divide line 4 by line 5. Line 7: Gross income reportable. Line 8: Total gross income. Line 9: Allocable deductions. Line 10: Total allocable deductions. Line 11: Total dividends — received deductions.

**Part VI Interest, Annuities, Royalties, and Rents From Controlled Organizations (see instructions)**

| 1. Name of controlled organization | 2. Employer identification number | Exempt Controlled Organization                    |                                     |   |  |
|------------------------------------|-----------------------------------|---|-------------------------------------|---|--|
|                                    |                                   | 3. Net unrelated income (loss) (see instructions) | 4. Total of specified payments made | 5. Part of column 4 that is included in the controlling organization's gross income | 6. Deductions directly connected with income in column 5 |
| (1)                                |                                   |   |                                     |   |  |
| (2)                                |                                   |   |                                     |   |  |
| (3)                                |                                   |   |                                     |   |  |
| (4)                                |                                   |   |                                     |   |  |

**Nonexempt Controlled Organizations**

| 7. Taxable income | 8. Net unrelated income (loss) (see instructions) | 9. Total of specified payments made | 10. Part of column 9 that is included in the controlling organization's gross income | 11. Deductions directly connected with income in column 10 |
|-------------------|---|-------------------------------------|--|--|
| (1)               |   |                                     |  |  |
| (2)               |   |                                     |  |  |
| (3)               |   |                                     |  |  |
| (4)               |   |                                     |  |  |

Add columns 5 and 10. Enter here and on Part I, line 8, column (A).

Add columns 6 and 11. Enter here and on Part I, line 8, column (B).

**Totals**

**Part VII Investment Income of a Section 501(c)(7), (9), or (17) Organization (see instructions)**

| 1. Description of income | 2. Amount of income | 3. Deductions directly connected (attach statement) | 4. Set-asides (attach statement) | 5. Total deductions and set-asides (add columns 3 and 4) |
|--------------------------|---------------------|---|----------------------------------|--|
| (1)                      |                     |   |                                  |  |
| (2)                      |                     |   |                                  |  |
| (3)                      |                     |   |                                  |  |
| (4)                      |                     |   |                                  |  |

Add amounts in column 2. Enter here and on Part I, line 9, column (A).

Add amounts in column 5. Enter here and on Part I, line 9, column (B).

**Totals**

**Part VIII Exploited Exempt Activity Income, Other Than Advertising Income (see instructions)**

|  |          |
|--|----------|
| 1 Description of exploited activity: _____   |          |
| 2 Gross unrelated business income from trade or business. Enter here and on Part I, line 10, column (A) .....                                    | <b>2</b> |
| 3 Expenses directly connected with production of unrelated business income. Enter here and on Part I, line 10, column (B) .....                  | <b>3</b> |
| 4 Net income (loss) from unrelated trade or business. Subtract line 3 from line 2. If a gain, complete lines 5 through 7 .....                   | <b>4</b> |
| 5 Gross income from activity that is not unrelated business income .....   | <b>5</b> |
| 6 Expenses attributable to income entered on line 5 .....  | <b>6</b> |
| 7 Excess exempt expenses. Subtract line 5 from line 6, but do not enter more than the amount on line 4. Enter here and on Part II, line 12 ..... | <b>7</b> |





**Form 990-T, Part IV, Line 5 - Post 2017 NOL Carryover Amounts**

| <u>Activity<br/>Description</u> | <u>UBIT Num</u> | <u>Available<br/>Carryover</u> |
|---------------------------------|-----------------|--------------------------------|
| FARMSTAND SALES                 | 110000          | \$ 261,661                     |
| TOTAL                           |                 | \$ <u>261,661</u>              |

# Federal Asset Report

## Form 990, Page 1

| Asset                        | Description                      | Date<br>In Service | Cost           | Bus<br>% | Sec<br>179 Bonus | Basis<br>for Depr | Per<br>Conv | Meth   | Prior    | Current  |
|------------------------------|----------------------------------|--------------------|----------------|----------|------------------|-------------------|-------------|--------|----------|----------|
| <b>20-year GDS Property:</b> |                                  |                    |                |          |                  |                   |             |        |          |          |
| 265                          | PACKING SHED AND WELL PROJECTS   | 12/31/23           | 190,542        |          | X                | 190,542           | 20          | MQ S/L | 0        | 0        |
|                              |                                  |                    | <u>190,542</u> |          |                  | <u>190,542</u>    |             |        | <u>0</u> | <u>0</u> |
| <b>Prior MACRS:</b>          |                                  |                    |                |          |                  |                   |             |        |          |          |
| 2                            | GARDEN ON FOUNDERS DRIVE         | 1/31/12            | 76,194         |          | X                | 38,097            | 10          | HY S/L | 76,194   | 0        |
| 3                            | FARM FIELD IN GRANGE             | 1/31/12            | 73,162         |          | X                | 36,581            | 10          | HY S/L | 73,162   | 0        |
| 17                           | WALK IN COOLER UPGRADES          | 9/30/14            | 2,797          |          | X                | 1,398             | 7           | HY S/L | 2,797    | 0        |
| 26                           | GRANGE FARM STRUCTURE - FURNAC   | 12/31/14           | 6,400          |          | X                | 3,200             | 10          | HY S/L | 5,173    | 320      |
| 29                           | FARM TENT                        | 5/31/12            | 4,564          |          | X                | 2,282             | 7           | HY S/L | 4,564    | 0        |
| 35                           | TRACTOR-KUBOTA 7040              | 11/30/11           | 38,380         |          | X                | 0                 | 7           | HY S/L | 38,380   | 0        |
| 36                           | LANDPRIDE RCR 1884 BUSHHOG       | 11/30/11           | 3,050          |          | X                | 0                 | 7           | HY S/L | 3,050    | 0        |
| 37                           | BEFCO C70 FLAIL MOWER            | 11/30/11           | 5,850          |          | X                | 0                 | 7           | HY S/L | 5,850    | 0        |
| 38                           | TRACTOR-KUBOTA 2620              | 7/31/11            | 17,500         |          | X                | 0                 | 7           | HY S/L | 17,500   | 0        |
| 40                           | WILLIAMS TOOL SYSTEM             | 10/31/11           | 3,492          |          | X                | 0                 | 7           | HY S/L | 3,492    | 0        |
| 41                           | TOOL BAR AND DISCS               | 10/31/11           | 1,395          |          | X                | 0                 | 7           | HY S/L | 1,395    | 0        |
| 43                           | PERFECTA S-TIME HARROW           | 10/31/11           | 2,800          |          | X                | 0                 | 7           | HY S/L | 2,800    | 0        |
| 44                           | STOLTZFUS MFG WLS 50LR SPREADER  | 2/28/12            | 14,099         |          | X                | 7,049             | 7           | HY S/L | 14,099   | 0        |
| 45                           | MECHANICAL TRANSPLANTER MT-90    | 3/31/12            | 2,385          |          | X                | 1,192             | 7           | HY S/L | 2,385    | 0        |
| 46                           | KEYLINE PLOW/SUBSOILER           | 3/31/12            | 10,469         |          | X                | 5,234             | 7           | HY S/L | 10,469   | 0        |
| 47                           | KEYLINE PLOW/SUBSOILER           | 3/31/12            | 2,537          |          | X                | 1,268             | 7           | HY S/L | 2,537    | 0        |
| 48                           | WATER TANK/TRAILER               | 3/31/13            | 5,860          |          | X                | 2,930             | 7           | HY S/L | 5,860    | 0        |
| 49                           | WATER WHEEL PLANTER              | 3/31/13            | 4,160          |          | X                | 2,080             | 7           | HY S/L | 4,160    | 0        |
| 50                           | UNDERCUTTER, SPREADER, SHANKS,   | 2/28/14            | 5,241          |          | X                | 2,620             | 7           | HY S/L | 5,241    | 0        |
| 51                           | BASKET WEEDER                    | 3/31/14            | 4,775          |          | X                | 2,387             | 7           | HY S/L | 4,775    | 0        |
| 52                           | MACHIO TILLER                    | 4/30/14            | 5,570          |          | X                | 2,785             | 7           | HY S/L | 5,570    | 0        |
| 53                           | DR MOWER                         | 4/30/14            | 3,052          |          | X                | 1,526             | 7           | HY S/L | 3,052    | 0        |
| 55                           | HILLING DISCS                    | 2/28/15            | 4,090          |          | X                | 2,045             | 7           | HY S/L | 4,090    | 0        |
| 56                           | TRANSPORT DISC/BALE CARRIOER     | 2/28/15            | 4,525          |          | X                | 2,262             | 7           | HY S/L | 4,525    | 0        |
| 57                           | CULTIVATOR                       | 4/30/15            | 12,258         |          | X                | 6,129             | 7           | HY S/L | 12,258   | 0        |
| 58                           | UNDERCUTTER 54                   | 7/31/15            | 2,750          |          | X                | 1,375             | 7           | HY S/L | 2,750    | 0        |
| 59                           | MASSEY FERGUSON PLOW             | 7/31/15            | 3,900          |          | X                | 1,950             | 7           | HY S/L | 3,900    | 0        |
| 60                           | INTERSEEDER                      | 9/30/15            | 24,300         |          | X                | 12,150            | 7           | HY S/L | 24,300   | 0        |
| 61                           | CULTIVATING TRACTOR FROM ALLIS   | 9/30/15            | 5,250          |          | X                | 2,625             | 7           | HY S/L | 5,250    | 0        |
| 62                           | DECEMBER PURCHASES               | 12/31/15           | 76,497         |          | X                | 38,248            | 7           | HY S/L | 76,497   | 0        |
| 64                           | 2002 DODGE RAM                   | 11/30/11           | 15,300         |          | X                | 0                 | 5           | HY S/L | 15,300   | 0        |
| 67                           | LAPTOP - MAINTENANCE PERSON      | 1/31/17            | 999            |          | X                | 499               | 3           | HY S/L | 999      | 0        |
| 69                           | RHINO                            | 11/30/11           | 14,267         |          | X                | 0                 | 5           | HY S/L | 14,267   | 0        |
| 70                           | RHINO                            | 8/31/13            | 21,910         |          | X                | 10,955            | 5           | HY S/L | 21,910   | 0        |
| 71                           | FORD F250 SUPER DUTY 2008        | 6/18/15            | 29,869         |          | X                | 14,934            | 5           | HY S/L | 30,494   | 0        |
| 78                           | WORK DONE ON LIGHTGRIDGE         | 1/31/16            | 42,567         |          | X                | 27,671            | 20          | HY S/L | 14,896   | 1,384    |
| 81                           | LANDPRIDE FM3188 FLAIL MOWER     | 12/31/16           | 7,653          |          | X                | 3,826             | 7           | HY S/L | 6,649    | 547      |
| 82                           | DELIVERY TRUCK                   | 6/30/16            | 10,050         |          | X                | 5,025             | 5           | HY S/L | 10,050   | 0        |
| 85                           | CONCRETE                         | 1/31/17            | 21,870         |          | X                | 15,306            | 20          | HY S/L | 6,564    | 765      |
| 86                           | POLE BARN                        | 1/31/17            | 6,424          |          | X                | 4,498             | 20          | HY S/L | 1,926    | 225      |
| 89                           | PLUMBING SUPPLIES                | 1/31/17            | 968            |          | X                | 680               | 20          | HY S/L | 288      | 34       |
| 90                           | LAPTOP                           | 9/30/11            | 2,317          |          | X                | 0                 | 3           | HY S/L | 2,317    | 0        |
| 92                           | POLE BARN - BUILDING PAD         | 1/31/17            | 8,345          |          | X                | 5,843             | 20          | HY S/L | 2,502    | 292      |
| 94                           | POLE BARN                        | 2/28/17            | 6,424          |          | X                | 4,525             | 20          | HY S/L | 1,899    | 226      |
| 99                           | POLE BARN PLUMBING & INTERIOR    | 4/30/17            | 5,100          |          | X                | 3,634             | 20          | HY S/L | 1,466    | 182      |
| 112                          | 20FT EQUIPMENT TRAILER           | 2/28/17            | 5,973          |          | X                | 2,986             | 7           | HY S/L | 5,045    | 427      |
| 116                          | VERMEER                          | 5/31/17            | 3,061          |          | X                | 1,530             | 7           | HY S/L | 2,477    | 219      |
| 124                          | BUILD 12 END WALLS FOR 6 GREENHC | 1/31/17            | 3,908          |          | X                | 1,954             | 10          | HY S/L | 2,346    | 195      |
| 125                          | PEACH ORCHARD OH TO UG CONVER!   | 7/31/17            | 4,574          |          | X                | 3,315             | 20          | HY S/L | 1,259    | 166      |
| 130                          | FARM HOUSE CLEARING              | 11/30/17           | 4,375          |          | X                | 3,371             | 20          | HY S/L | 1,004    | 169      |
| 138                          | PEACH ORCHARD LIVESTOCK OP-FEN   | 6/30/18            | 4,695          |          | X                | 1,620             | 7           | HY S/L | 3,075    | 231      |
| 142                          | GRANGE FARM STAND PARKING LOT    | 5/31/18            | 16,000         |          | X                | 8,533             | 10          | HY S/L | 7,467    | 853      |
| 145                          | GRANGE PACKING SHED - COOLER FL  | 5/31/18            | 800            |          | X                | 427               | 10          | HY S/L | 373      | 43       |
| 147                          | GRANGE FARM BARN RENOVATION - (  | 5/31/18            | 650            |          | X                | 347               | 10          | HY S/L | 303      | 35       |
| 154                          | GRANGE FARM PACKING SHED - PREP  | 6/30/18            | 3,213          |          | X                | 1,742             | 10          | HY S/L | 1,471    | 174      |
| 157                          | GRANGE FARM PACKING SHED         | 6/30/18            | 394            |          | X                | 215               | 10          | HY S/L | 179      | 22       |
| 158                          | FARM STAND IMPROVEMENTS          | 6/30/18            | 462            |          | X                | 251               | 10          | HY S/L | 211      | 25       |
| 164                          | GRANGE FARM PACKING SHED         | 8/31/18            | 10,350         |          | X                | 5,779             | 10          | HY S/L | 4,571    | 578      |
| 168                          | PEACH ORCHARD BARN DRAW 2        | 5/31/18            | 21,476         |          | X                | 16,464            | 20          | HY S/L | 5,012    | 823      |
| 172                          | PEACH ORCHARD SHED - EGG WASHIN  | 5/31/18            | 4,341          |          | X                | 2,316             | 10          | HY S/L | 2,025    | 232      |
| 177                          | EGG WASHING STATION              | 6/30/18            | 620            |          | X                | 336               | 10          | HY S/L | 284      | 34       |
| 178                          | EGG WASHING STATION              | 6/30/18            | 5,400          |          | X                | 2,925             | 10          | HY S/L | 2,475    | 293      |
| 187                          | FARM HOUSE                       | 6/30/18            | 2,051          |          | X                | 1,579             | 20          | HY S/L | 472      | 79       |
| 193                          | GRADING                          | 6/30/18            | 5,027          |          | X                | 3,876             | 20          | HY S/L | 1,151    | 194      |

# Federal Asset Report

## Form 990, Page 1

| Asset | Description                     | Date<br>In Service | Cost           | Bus<br>% | Sec<br>179 Bonus | Basis<br>for Depr | Per<br>Conv | Meth   | Prior          | Current       |
|-------|---------------------------------|--------------------|----------------|----------|------------------|-------------------|-------------|--------|----------------|---------------|
| 198   | FARM HOUSE                      | 6/30/18            | 1,989          |          | X                | 1,535             | 20          | HY S/L | 454            | 77            |
| 199   | FARM HOUSE                      | 6/30/18            | 3,041          |          | X                | 2,344             | 20          | HY S/L | 697            | 117           |
| 201   | FARM STAND WALK IN COOLER       | 5/31/18            | 27,372         |          | X                | 9,125             | 7           | HY S/L | 18,247         | 1,304         |
| 207   | ARCHERY RANGE                   | 6/30/18            | 7,150          |          | X                | 5,509             | 20          | HY S/L | 1,641          | 275           |
| 208   | ARCHERY RANGE                   | 6/30/18            | 2,813          |          | X                | 2,167             | 20          | HY S/L | 646            | 108           |
| 209   | ARCHERY RANGE                   | 6/30/18            | 572            |          | X                | 439               | 20          | HY S/L | 133            | 22            |
| 211   | ARCHERY RANGE - MATERIALS FOR T | 6/30/18            | 428            |          | X                | 332               | 20          | HY S/L | 96             | 17            |
| 214   | ARCHERY RANGE - OUTDOOR BULLE   | 6/30/18            | 500            |          | X                | 385               | 20          | HY S/L | 115            | 19            |
| 216   | ARCHERY RANGE - MATERIALS FOR T | 6/30/18            | 866            |          | X                | 669               | 20          | HY S/L | 197            | 33            |
| 222   | MAINTENANCE SHED - PERMIT       | 6/30/18            | 520            |          | X                | 401               | 20          | HY S/L | 119            | 20            |
| 225   | RE-SIDING OF GREENS MAIN SHED   | 6/30/18            | 6,000          |          | X                | 4,625             | 20          | HY S/L | 1,375          | 231           |
| 230   | 2018 BRI-MR 7X12                | 2/28/18            | 6,902          |          | X                | 2,054             | 7           | HY S/L | 4,848          | 293           |
| 235   | GRANGE FARM SEPTIC SYSTEM       | 6/30/19            | 35,977         |          | X                | 23,084            | 10          | HY S/L | 12,893         | 2,308         |
|       |                                 |                    | <u>812,865</u> |          |                  | <u>387,044</u>    |             |        | <u>640,263</u> | <u>13,591</u> |

**Other Depreciation:**

|     |                                   |          |         |  |  |         |    |        |         |        |
|-----|-----------------------------------|----------|---------|--|--|---------|----|--------|---------|--------|
| 1   | LAND IMPROVEMENTS                 |          | 0       |  |  | 0       | 0  | HY     | 0       | 0      |
| 4   | WELL SERVING GRANGE FARM          | 1/31/12  | 21,250  |  |  | 21,250  | 15 | MO S/L | 15,586  | 1,417  |
| 5   | WELL SERVING FARM GARDEN          | 4/13/12  | 24,678  |  |  | 24,678  | 15 | MO S/L | 18,096  | 1,645  |
| 6   | GRANGE FARM COMPOST               | 3/31/13  | 3,600   |  |  | 3,600   | 10 | MO S/L | 3,540   | 60     |
| 7   | FLEETWOOD FARM WELL               | 5/31/13  | 35,445  |  |  | 35,445  | 15 | MO S/L | 22,842  | 2,363  |
| 8   | FLEETWOOD FARM WELL               | 9/30/13  | 3,140   |  |  | 3,140   | 15 | MO S/L | 1,952   | 209    |
| 9   | FARM FIELD GREENS                 | 5/31/15  | 2,656   |  |  | 2,656   | 10 | MO S/L | 2,017   | 266    |
| 10  | PERLIM WORK ON WELLS (NOT IN SER  | 1/31/16  | 5,940   |  |  | 5,940   | 10 | MO S/L | 4,158   | 594    |
| 11  | BUILDINGS & IMPROVEMENTS          |          | 0       |  |  | 0       | 0  | HY     | 0       | 0      |
| 12  | GRANGE FARM STRUCTURE             | 1/31/12  | 21,819  |  |  | 21,819  | 20 | MO S/L | 12,001  | 1,091  |
| 13  | GRANGE FARM STRUCTURE             | 3/31/12  | 268,665 |  |  | 268,665 | 20 | MO S/L | 145,525 | 13,429 |
| 14  | FARM GARDEN STRUCTURE             | 6/30/12  | 46,139  |  |  | 46,139  | 20 | MO S/L | 24,416  | 2,307  |
| 15  | BUILDOUT LOFT (CARPENTER BEACH    | 4/30/14  | 20,500  |  |  | 20,500  | 20 | MO S/L | 8,969   | 1,025  |
| 16  | JOHN LAYNG (GRANGE GREENHOUSE     | 6/30/14  | 4,000   |  |  | 4,000   | 20 | MO S/L | 1,800   | 200    |
| 18  | HIGH TUNNEL                       | 10/31/14 | 14,100  |  |  | 14,100  | 10 | MO S/L | 7,931   | 1,410  |
| 19  | HIGH TUNNEL                       | 12/31/14 | 4,793   |  |  | 4,793   | 10 | MO S/L | 3,134   | 479    |
| 20  | HIGH TUNNEL SITE WORK             | 12/18/14 | 5,285   |  |  | 5,285   | 10 | MO S/L | 3,466   | 529    |
| 21  | HIGH TUNNEL                       | 4/30/15  | 4,173   |  |  | 4,173   | 10 | MO S/L | 2,659   | 417    |
| 22  | FARM STAND IMPROVEMENTS           | 4/30/15  | 60,827  |  |  | 60,827  | 20 | MO S/L | 23,568  | 3,041  |
| 23  | PRELIM WORK ON GRANT (NOT IN SEI  | 1/31/16  | 51,161  |  |  | 51,161  | 10 | MO S/L | 35,812  | 5,116  |
| 24  | BUILDINGS & IMP - HOUSING         |          | 0       |  |  | 0       | 0  | HY     | 0       | 0      |
| 25  | GRANGE FARM STRUCTURE             | 7/31/14  | 105,802 |  |  | 105,802 | 20 | MO S/L | 44,965  | 5,290  |
| 27  | PRELIM WORK ON LIGHTRIDGE (NOT I  | 1/31/16  | 35,370  |  |  | 35,370  | 20 | MO S/L | 12,383  | 1,769  |
| 28  | FURNITURE & FIXTURES              |          | 0       |  |  | 0       | 0  | HY     | 0       | 0      |
| 34  | EQUIPMENT                         |          | 0       |  |  | 0       | 0  | HY     | 0       | 0      |
| 63  | VEHICLES - FARM                   |          | 0       |  |  | 0       | 0  | HY     | 0       | 0      |
| 66  | COMPUTER HARDWARE                 |          | 0       |  |  | 0       | 0  | HY     | 0       | 0      |
| 68  | VEHICLES - CONSERVANCY            |          | 0       |  |  | 0       | 0  | HY     | 0       | 0      |
| 72  | FARM WELL VALLEY PASS             | 3/31/16  | 6,000   |  |  | 6,000   | 15 | MO S/L | 3,100   | 400    |
| 73  | DEER FENCE                        | 3/31/16  | 31,207  |  |  | 31,207  | 7  | MO S/L | 29,349  | 1,858  |
| 74  | DEER FENCE                        | 5/31/16  | 2,847   |  |  | 2,847   | 7  | MO S/L | 2,631   | 216    |
| 75  | WELL TESTING AND DRILLING         | 6/30/16  | 27,122  |  |  | 27,122  | 15 | MO S/L | 12,431  | 1,808  |
| 76  | GRANT WELL VALLEY DRILLING        | 9/30/16  | 9,751   |  |  | 9,751   | 15 | MO S/L | 4,225   | 650    |
| 77  | SIX HIGH TUNNELS                  | 1/31/17  | 3,018   |  |  | 3,018   | 10 | MO S/L | 1,812   | 302    |
| 79  | KUBOTA DIESEL GENERATOR           | 11/30/16 | 5,500   |  |  | 5,500   | 7  | MO S/L | 4,847   | 653    |
| 80  | KIFCOO 1.4 X350' HARD HOSE REEL   | 12/31/16 | 4,894   |  |  | 4,894   | 7  | MO S/L | 4,252   | 642    |
| 84  | BUILDING IMPROVEMENTS - CONSERV   |          | 0       |  |  | 0       | 0  | HY     | 0       | 0      |
| 87  | POLE BARN                         | 1/31/17  | 19,890  |  |  | 19,890  | 20 | MO S/L | 5,970   | 995    |
| 88  | POLE BARN                         | 1/31/17  | 790     |  |  | 790     | 20 | MO S/L | 240     | 40     |
| 91  | POLE BARN - PLUMBING/FRAMING SU   | 1/31/17  | 2,240   |  |  | 2,240   | 20 | MO S/L | 672     | 112    |
| 93  | POLE BARN                         | 1/31/17  | 30,720  |  |  | 30,720  | 20 | MO S/L | 9,216   | 1,536  |
| 95  | POLE BARN PAD                     | 2/28/17  | 3,219   |  |  | 3,219   | 20 | MO S/L | 953     | 161    |
| 96  | POLE BARN - ELECTRICAL            | 2/28/17  | 23,600  |  |  | 23,600  | 20 | MO S/L | 6,982   | 1,180  |
| 97  | POLE BARN - CABINETS, PLYWOOD,    | 2/28/17  | 1,489   |  |  | 1,489   | 20 | MO S/L | 438     | 74     |
| 98  | POLE BARN - PLUMBING & FENCING    | 3/31/17  | 733     |  |  | 733     | 20 | MO S/L | 216     | 37     |
| 100 | POLE BARN STONE FOR ACCESS ROA    | 4/30/17  | 9,635   |  |  | 9,635   | 20 | MO S/L | 2,771   | 482    |
| 101 | POLE BARN SEPTIC                  | 4/30/17  | 1,680   |  |  | 1,680   | 20 | MO S/L | 483     | 84     |
| 102 | POLE BARN SEPTIC                  | 4/30/17  | 3,875   |  |  | 3,875   | 20 | MO S/L | 1,115   | 194    |
| 103 | POLE BARN ELECTRICAL              | 4/30/17  | 5,900   |  |  | 5,900   | 20 | MO S/L | 1,696   | 295    |
| 104 | POLE BARN INTERIOR FINSHES & LOC  | 5/31/17  | 808     |  |  | 808     | 20 | MO S/L | 227     | 40     |
| 105 | POLE BARN ONSITE SEWAGE SYSTEM    | 6/30/17  | 30,358  |  |  | 30,358  | 20 | MO S/L | 8,475   | 1,518  |
| 106 | POLE BARN - FENCE                 | 7/31/17  | 4,490   |  |  | 4,490   | 20 | MO S/L | 1,237   | 225    |
| 107 | POLE BARN WATER SUPPLY/PLUMBIN    | 7/31/17  | 319     |  |  | 319     | 20 | MO S/L | 88      | 16     |
| 108 | FUEL STATION POSTS, TRENCHER, CO  | 9/30/17  | 826     |  |  | 826     | 20 | MO S/L | 215     | 41     |
| 109 | FUEL STATION - ELECTRICAL SUPPLIE | 10/31/17 | 1,165   |  |  | 1,165   | 20 | MO S/L | 305     | 58     |

# Federal Asset Report

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| Asset | Description                       | Date<br>In Service | Cost    | Bus<br>% | Sec<br>179 Bonus | Basis<br>for Depr | Per<br>Conv | Meth   | Prior  | Current |
|-------|-----------------------------------|--------------------|---------|----------|------------------|-------------------|-------------|--------|--------|---------|
| 110   | TAKE FOR FUEL STATION             | 11/30/17           | 16,414  |          |                  | 16,414            | 20          | MO S/L | 4,242  | 821     |
| 111   | INSTALLED ROOF OVER FUEL STATION  | 12/31/17           | 2,332   |          |                  | 2,332             | 20          | MO S/L | 604    | 117     |
| 113   | LOG SPLITTER                      | 2/28/17            | 3,144   |          |                  | 3,144             | 7           | MO S/L | 2,657  | 449     |
| 114   | PRO WOOD CHIPPER                  | 3/31/17            | 2,650   |          |                  | 2,650             | 7           | MO S/L | 2,210  | 379     |
| 115   | VERMEER X2                        | 4/30/17            | 41,996  |          |                  | 41,996            | 7           | MO S/L | 34,495 | 5,999   |
| 117   | BOBCAT T190                       | 6/30/17            | 24,000  |          |                  | 24,000            | 7           | MO S/L | 19,145 | 3,429   |
| 118   | PEACH ORCHARD FARM FENCE          | 8/31/17            | 83,504  |          |                  | 83,504            | 7           | MO S/L | 64,599 | 11,929  |
| 119   | REGRAVEL/ROLL HOUSE TO BARN, WI   | 9/30/17            | 6,000   |          |                  | 6,000             | 15          | MO S/L | 2,133  | 400     |
| 120   | 9 SHELTERS                        | 10/31/17           | 9,583   |          |                  | 9,583             | 7           | MO S/L | 7,187  | 1,369   |
| 121   | PUMP & WELL SERVICE               | 10/31/17           | 5,294   |          |                  | 5,294             | 15          | MO S/L | 1,853  | 353     |
| 122   | WATERLINE AT PEACH ORCHARD        | 10/31/17           | 31,250  |          |                  | 31,250            | 10          | MO S/L | 16,406 | 3,125   |
| 123   | WELL 2                            | 11/30/17           | 3,799   |          |                  | 3,799             | 15          | MO S/L | 1,307  | 253     |
| 126   | GREENHOUSE #2                     | 11/30/17           | 3,686   |          |                  | 3,686             | 20          | MO S/L | 951    | 184     |
| 127   | PEACH ORCHARD BARN REPAIRS        | 12/31/17           | 30,919  |          |                  | 30,919            | 20          | MO S/L | 7,859  | 1,546   |
| 128   | BARN 1 & 2 WIRING AND UPGRADE     | 8/31/17            | 16,128  |          |                  | 16,128            | 20          | MO S/L | 4,366  | 806     |
| 129   | FARM HOUSE DESIGN SERVICES        | 11/30/17           | 9,123   |          |                  | 9,123             | 20          | MO S/L | 2,090  | 456     |
| 131   | FARM HOUSE LOUDOUN COUNTY PER     | 12/31/17           | 2,120   |          |                  | 2,120             | 20          | MO S/L | 486    | 106     |
| 132   | MF 1035 DIESEL TRACTOR            | 3/31/17            | 10,050  |          |                  | 10,050            | 7           | MO S/L | 8,376  | 1,436   |
| 133   | TRACTOR-KUBOTA RTV X900 S/N 1051  | 4/30/17            | 11,500  |          |                  | 11,500            | 7           | MO S/L | 9,447  | 1,643   |
| 134   | SPREADER T32210                   | 5/31/17            | 2,014   |          |                  | 2,014             | 7           | MO S/L | 1,632  | 288     |
| 135   | GOLF CART                         | 9/30/17            | 3,475   |          |                  | 3,475             | 7           | MO S/L | 2,645  | 496     |
| 136   | CONCRETE                          | 11/30/17           | 605     |          |                  | 605               | 20          | MO S/L | 153    | 30      |
| 137   | CAPITAL REIMBURSEMENT FOR PEAC    | 1/31/18            | -69,999 |          |                  | -69,999           | 15          | MO S/L | -4,667 | -4,667  |
| 139   | ADDITIONAL WORK FOR INSTALLATIO   | 7/31/18            | 15,000  |          |                  | 15,000            | 10          | MO S/L | 6,750  | 1,500   |
| 140   | STREAM EXCLUSION W/ GRAZING LAN   | 7/31/18            | -10,022 |          |                  | -10,022           | 15          | MO S/L | -668   | -668    |
| 141   | GRANGE FARM STAND GATES           | 5/31/18            | 350     |          |                  | 350               | 10          | MO S/L | 163    | 35      |
| 143   | GRANGE GREENHOUSE RETROFIT        | 5/31/18            | 5,715   |          |                  | 5,715             | 10          | MO S/L | 2,669  | 572     |
| 144   | GRANGE PACKING SHED - COOLER FL   | 5/31/18            | 274     |          |                  | 274               | 10          | MO S/L | 126    | 27      |
| 146   | GRANGE FARM BARN RENOVATION       | 5/31/18            | 13,100  |          |                  | 13,100            | 10          | MO S/L | 6,113  | 1,310   |
| 148   | GRANGE FARM PACKING SHED - FLOO   | 6/30/18            | 9       |          |                  | 9                 | 10          | MO S/L | 5      | 1       |
| 149   | GRANGE FARM PACKING SHED - MISC   | 6/30/18            | 96      |          |                  | 96                | 10          | MO S/L | 46     | 10      |
| 150   | GRANGE FARM PACKING SHED - MISC   | 6/30/18            | -124    |          |                  | -124              | 10          | MO S/L | -12    | -12     |
| 151   | GRANGE FARM PACKING SHED - DECK   | 6/30/18            | 275     |          |                  | 275               | 10          | MO S/L | 128    | 28      |
| 152   | GRANGE FARM PACKING SHED - INV 2  | 6/30/18            | 35,569  |          |                  | 35,569            | 10          | MO S/L | 16,303 | 3,557   |
| 153   | GRANGE FARM STAND ELECTRICAL II   | 6/30/18            | 9,665   |          |                  | 9,665             | 10          | MO S/L | 4,432  | 967     |
| 155   | GRANGE FARM PACKING SHED          | 6/30/18            | 236     |          |                  | 236               | 10          | MO S/L | 110    | 24      |
| 156   | GRANGE FARM PACKING SHED          | 6/30/18            | 64      |          |                  | 64                | 10          | MO S/L | 28     | 6       |
| 159   | GRANGE FARM PACKING SHED - INV 2  | 7/31/18            | 4,225   |          |                  | 4,225             | 10          | MO S/L | 1,903  | 423     |
| 160   | GRANGE FARM PACKING SHED - GRAE   | 7/31/18            | 2,473   |          |                  | 2,473             | 10          | MO S/L | 1,112  | 247     |
| 161   | GRANGE FARM BARN RENOVATION - 1   | 7/31/18            | 3,971   |          |                  | 3,971             | 10          | MO S/L | 1,787  | 397     |
| 162   | INSTALL MINI SPLIT SYSTEM & 2 WAL | 7/31/18            | 15,745  |          |                  | 15,745            | 10          | MO S/L | 7,087  | 1,575   |
| 163   | HVAC INSTALL - FARM STAND         | 8/31/18            | 1,104   |          |                  | 1,104             | 10          | MO S/L | 486    | 110     |
| 165   | GRANGE FARM OFFICE                | 8/31/18            | 7,500   |          |                  | 7,500             | 10          | MO S/L | 3,313  | 750     |
| 166   | PROTECH SERVICES INV 10033        | 11/30/18           | 1,101   |          |                  | 1,101             | 10          | MO S/L | 458    | 110     |
| 167   | PEACH ORCHARD BARN DRAW 1         | 5/31/18            | 3,900   |          |                  | 3,900             | 20          | MO S/L | 910    | 195     |
| 169   | PEACH ORCHARD BARN RESTORATIO     | 5/31/18            | 13,673  |          |                  | 13,673            | 10          | MO S/L | 6,380  | 1,367   |
| 170   | PEACH ORCHARD SHED - EGG WASHIN   | 5/31/18            | 4,117   |          |                  | 4,117             | 10          | MO S/L | 1,922  | 412     |
| 171   | PEACH ORCHARD SHED - EGG WASHIN   | 5/31/18            | 1,200   |          |                  | 1,200             | 10          | MO S/L | 560    | 120     |
| 173   | PEACH ORCHARD BARN - ADDITIONAL   | 5/31/18            | 768     |          |                  | 768               | 10          | MO S/L | 359    | 77      |
| 174   | EGG WASHING STATION - DRAIN LINE  | 5/31/18            | 2,322   |          |                  | 2,322             | 10          | MO S/L | 1,083  | 232     |
| 175   | PATCH AND PAINT                   | 5/31/18            | 600     |          |                  | 600               | 10          | MO S/L | 280    | 60      |
| 176   | PEACH ORCHARD ROOF - INSURANCE    | 5/31/18            | -1,320  |          |                  | -1,320            | 10          | MO S/L | -132   | -132    |
| 179   | EGG WASHING STATION               | 6/30/18            | 456     |          |                  | 456               | 10          | MO S/L | 211    | 46      |
| 180   | WORK DONE ON LIGHTGRIDGE - SEPT   | 4/30/18            | 6,687   |          |                  | 6,687             | 20          | MO S/L | 1,587  | 334     |
| 181   | FARM HOUSE                        | 6/30/18            | 1,683   |          |                  | 1,683             | 20          | MO S/L | 385    | 84      |
| 182   | FARM HOUSE                        | 6/30/18            | 23,904  |          |                  | 23,904            | 20          | MO S/L | 5,477  | 1,195   |
| 183   | FARM HOUSE                        | 6/30/18            | 42,260  |          |                  | 42,260            | 20          | MO S/L | 9,685  | 2,113   |
| 184   | FARM HOUSE                        | 6/30/18            | 15,375  |          |                  | 15,375            | 20          | MO S/L | 3,524  | 769     |
| 185   | FARM HOUSE                        | 6/30/18            | 17,641  |          |                  | 17,641            | 20          | MO S/L | 4,043  | 882     |
| 186   | FARM HOUSE                        | 6/30/18            | 43,500  |          |                  | 43,500            | 20          | MO S/L | 9,969  | 2,175   |
| 188   | FARM HOUSE                        | 6/30/18            | 42,241  |          |                  | 42,241            | 20          | MO S/L | 9,680  | 2,112   |
| 189   | FARM HOUSE                        | 6/30/18            | 55,435  |          |                  | 55,435            | 20          | MO S/L | 12,705 | 2,772   |
| 190   | FARM HOUSE                        | 6/30/18            | 36,384  |          |                  | 36,384            | 20          | MO S/L | 8,337  | 1,819   |
| 191   | FARM HOUSE                        | 6/30/18            | 60,122  |          |                  | 60,122            | 20          | MO S/L | 13,778 | 3,006   |
| 192   | FARM HOUSE                        | 6/30/18            | 18,173  |          |                  | 18,173            | 20          | MO S/L | 4,166  | 909     |
| 194   | TREE WORK                         | 6/30/18            | 8,666   |          |                  | 8,666             | 20          | MO S/L | 1,985  | 433     |
| 195   | EROSION CONTROL                   | 6/30/18            | 1,888   |          |                  | 1,888             | 20          | MO S/L | 431    | 94      |
| 196   | FARM HOUSE                        | 6/30/18            | 48,748  |          |                  | 48,748            | 20          | MO S/L | 11,170 | 2,437   |
| 197   | HOUSE LANDSCAPING                 | 6/30/18            | 2,918   |          |                  | 2,918             | 20          | MO S/L | 669    | 146     |
| 200   | FREEZER                           | 3/31/18            | 7,068   |          |                  | 7,068             | 7           | MO S/L | 4,881  | 1,010   |
|       | Sold/Scrapped: 9/30/23            |                    |         |          |                  |                   |             |        |        |         |
| 202   | ARCHERY RANGE                     | 6/30/18            | 4,063   |          |                  | 4,063             | 20          | MO S/L | 931    | 203     |

# Federal Asset Report

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| Asset                                    | Description                      | Date<br>In Service | Cost             | Bus<br>% | Sec<br>179 Bonus | Basis<br>for Depr | Per Conv Meth | Prior            | Current        |
|--|----------------------------------|--------------------|------------------|----------|------------------|-------------------|---------------|------------------|----------------|
| 203                                      | ARCHERY RANGE TARGET PADS        | 6/30/18            | 83               |          |                  | 83                | 20 MO S/L     | 18               | 4              |
| 204                                      | ARCHERY RANGE                    | 6/30/18            | 6,000            |          |                  | 6,000             | 20 MO S/L     | 1,375            | 300            |
| 205                                      | ARCHERY RANGE                    | 6/30/18            | 12,485           |          |                  | 12,485            | 20 MO S/L     | 2,860            | 624            |
| 206                                      | ARCHERY RANGE                    | 6/30/18            | 2,700            |          |                  | 2,700             | 20 MO S/L     | 619              | 135            |
| 210                                      | ARCHERY RANGE                    | 6/30/18            | 1,268            |          |                  | 1,268             | 20 MO S/L     | 289              | 63             |
| 212                                      | ARCHERY RANGE                    | 6/30/18            | 774              |          |                  | 774               | 20 MO S/L     | 179              | 39             |
| 213                                      | ARCHERY RANGE                    | 6/30/18            | 64               |          |                  | 64                | 20 MO S/L     | 14               | 3              |
| 215                                      | ARCHERY RANGE - POST ANCHORS     | 6/30/18            | 52               |          |                  | 52                | 20 MO S/L     | 14               | 3              |
| 217                                      | ARCHERY RANGE - CAUTION SIGNS    | 7/31/18            | 122              |          |                  | 122               | 20 MO S/L     | 27               | 6              |
| 218                                      | ARCHERY RANGE - STRAW & SEED     | 7/31/18            | 230              |          |                  | 230               | 20 MO S/L     | 54               | 12             |
| 219                                      | ARCHERY RANGE - EXTERIOR PAINTIN | 7/31/18            | 2,310            |          |                  | 2,310             | 20 MO S/L     | 522              | 116            |
| 220                                      | ARCHERY RANGE - ARCHERY SIGNS    | 7/31/18            | 550              |          |                  | 550               | 20 MO S/L     | 126              | 28             |
| 221                                      | ARCHERY RANGE - RETURN OF UNUSI  | 7/31/18            | -423             |          |                  | -423              | 20 MO S/L     | -21              | -21            |
| 223                                      | MAINTENANCE SHED                 | 6/30/18            | 3,410            |          |                  | 3,410             | 20 MO S/L     | 783              | 171            |
| 224                                      | MAINTENANCE SHED                 | 6/30/18            | 3,410            |          |                  | 3,410             | 20 MO S/L     | 783              | 171            |
| 226                                      | MAINTENANCE SHED                 | 6/30/18            | 2,248            |          |                  | 2,248             | 20 MO S/L     | 514              | 112            |
| 227                                      | CEDAR POND PAVILION              | 12/31/18           | 294,697          |          |                  | 294,697           | 20 MO S/L     | 60,168           | 14,735         |
| 228                                      | MINI SKID HOE SWING/HYDRAULIC KI | 1/31/18            | 7,995            |          |                  | 7,995             | 7 MO S/L      | 5,710            | 1,142          |
| 229                                      | 2018 DIAMOND C16'                | 2/28/18            | 3,683            |          |                  | 3,683             | 7 MO S/L      | 2,586            | 526            |
| 231                                      | 2018 FORD F-150                  | 2/28/18            | 32,754           |          |                  | 32,754            | 5 MO S/L      | 32,209           | 545            |
| 232                                      | 2003 FORD RANGER 1FTYR14V23TA39C | 3/06/19            | 7,300            |          |                  | 7,300             | 5 MO S/L      | 5,597            | 1,460          |
| 233                                      | PLASTIC LIFTER WINDER            | 2/21/19            | 4,115            |          |                  | 4,115             | 7 MO S/L      | 2,303            | 588            |
| 234                                      | FREEZER                          | 6/28/19            | 2,774            |          |                  | 2,774             | 7 MO S/L      | 1,419            | 396            |
| 236                                      | FARM STAND GARDEN                | 6/30/19            | 28,079           |          |                  | 28,079            | 10 MO S/L     | 10,062           | 2,808          |
| 237                                      | GRANGE BARN SEPTIC SYSTEM        | 7/30/19            | 850              |          |                  | 850               | 10 MO S/L     | 298              | 85             |
| 238                                      | CONNECTION AND MAGNETIC WATER    | 12/30/19           | 7,221            |          |                  | 7,221             | 20 MO S/L     | 1,113            | 361            |
| 239                                      | WELL PUMP COMPUTER               | 8/31/20            | 6,921            |          |                  | 6,921             | 7 MO S/L      | 1,329            | 989            |
| 240                                      | WATER LINE                       | 1/30/20            | 8,325            |          |                  | 8,325             | 20 MO S/L     | 1,248            | 416            |
| 241                                      | JOHN DEERE LIME DRILL            | 4/23/20            | 610              |          |                  | 610               | 7 MO S/L      | 302              | 87             |
| 242                                      | 2005 JUFCE WATER REEL            | 4/23/20            | 2,772            |          |                  | 2,772             | 7 MO S/L      | 1,367            | 396            |
| 244                                      | TRX 354 MOWER                    | 8/20/20            | 13,846           |          |                  | 13,846            | 7 MO S/L      | 4,780            | 1,978          |
| 246                                      | LAND                             | 1/01/20            | 3,988,863        |          |                  | 3,988,863         | 0 -- Land     | 0                | 0              |
| 247                                      | lanD                             | 6/01/21            | 299,744          |          |                  | 299,744           | 0 -- Land     | 0                | 0              |
| 248                                      | SHED-GRANGE WELL                 | 12/01/21           | 3,896            |          |                  | 3,896             | 7 MO S/L      | 603              | 557            |
| 249                                      | WELL                             | 5/18/21            | 13,985           |          |                  | 13,985            | 15 MO S/L     | 1,478            | 932            |
| 250                                      | BRIDGE                           | 7/06/21            | 4,379            |          |                  | 4,379             | 7 MO S/L      | 886              | 626            |
| 251                                      | LIGHTRIDGE SEPTIC                | 11/05/21           | 26,360           |          |                  | 26,360            | 20 MO S/L     | 1,428            | 1,318          |
| 252                                      | PEACH ORCHARD SEPTIC             | 11/05/21           | 54,485           |          |                  | 54,485            | 20 MO S/L     | 2,953            | 2,724          |
| 253                                      | DUMP TRAILER                     | 10/26/21           | 3,222            |          |                  | 3,222             | 7 MO S/L      | 518              | 460            |
| 254                                      | TRACTOR                          | 3/27/21            | 16,900           |          |                  | 16,900            | 7 MO S/L      | 4,223            | 2,414          |
| 255                                      | XP540 ALTOZ MOWER                | 4/09/21            | 10,424           |          |                  | 10,424            | 7 MO S/L      | 2,420            | 1,489          |
| 256                                      | 2018 FORD F-150                  | 12/03/21           | 39,338           |          |                  | 39,338            | 5 MO S/L      | 8,524            | 3,983          |
| 257                                      | MERCHANDISER FREEZER             | 5/04/22            | 3,599            |          |                  | 3,599             | 7 MO S/L      | 343              | 514            |
| 258                                      | CELLI Z90 SPADING MACHINE        | 5/04/22            | 12,500           |          |                  | 12,500            | 7 MO S/L      | 1,190            | 1,786          |
| 259                                      | THE BEST CHICKEN HOOP MOBILE     | 10/24/22           | 14,321           |          |                  | 14,321            | 7 MO S/L      | 553              | 2,046          |
| 260                                      | BUSH HOG 2215 BATWING ROTARY M   | 1/31/22            | 19,000           |          |                  | 19,000            | 7 MO S/L      | 2,488            | 2,714          |
| 261                                      | SPRINTER VAN                     | 2/24/22            | 38,558           |          |                  | 38,558            | 5 MO S/L      | 6,426            | 7,712          |
| 262                                      | LAND                             | 12/01/22           | 41,514           |          |                  | 41,514            | 0 -- Land     | 0                | 0              |
| 263                                      | CONSERVANCY POND INSPECTIONS     | 2/03/23            | 10,200           |          |                  | 10,200            | 10 MO S/L     | 0                | 935            |
| 264                                      | NOVEC PROJECT FENCING            | 8/03/23            | 17,674           |          |                  | 17,674            | 10 MO S/L     | 0                | 736            |
| 266                                      | LIGHTRIDGE HOUSE RENNOVATION     | 1/26/23            | 1,432            |          |                  | 1,432             | 20 MO S/L     | 0                | 66             |
| 267                                      | USED COOLER                      | 7/31/23            | 25,000           |          |                  | 25,000            | 7 MO S/L      | 0                | 1,488          |
| 268                                      | NEW HOLLAND TRAILER              | 5/05/23            | 77,825           |          |                  | 77,825            | 7 MO S/L      | 0                | 7,412          |
| 269                                      | UTILITY TRAILER                  | 12/31/23           | 6,769            |          |                  | 6,769             | 7 MO S/L      | 0                | 0              |
| 270                                      | 2 ATVS- REPLACE STOLEN ATVS      | 9/30/23            | 32,526           |          |                  | 32,526            | 5 MO S/L      | 0                | 1,626          |
| <b>Total Other Depreciation</b>          |                                  |                    | <u>7,009,543</u> |          |                  | <u>7,009,543</u>  |               | <u>1,028,937</u> | <u>192,876</u> |
| <b>Total ACRS and Other Depreciation</b> |                                  |                    | <u>7,009,543</u> |          |                  | <u>7,009,543</u>  |               | <u>1,028,937</u> | <u>192,876</u> |
| <b>Grand Totals</b>                      |                                  |                    | 8,012,950        |          |                  | 7,587,129         |               | 1,669,200        | 206,467        |
| <b>Less: Dispositions and Transfers</b>  |                                  |                    | 7,068            |          |                  | 7,068             |               | 4,881            | 1,010          |
| <b>Less: Start-up/Org Expense</b>        |                                  |                    | 0                |          |                  | 0                 |               | 0                | 0              |
| <b>Net Grand Totals</b>                  |                                  |                    | <u>8,005,882</u> |          |                  | <u>7,580,061</u>  |               | <u>1,664,319</u> | <u>205,457</u> |

Form **990-T****Schedule A Loss Carryover Calculation****2023**Description **FARMSTAND SALES**

Name

**WILLOWSFORD CONSERVANCY, INC**

Taxpayer Identification Number

**45-0609461**Unincorporated Business Income Tax Code: **110000**Activity: **AGRICULTURAL, FORESTRY, HUNTING,**

Each activity may carryforward losses after 2018

|   |   |   |                |
|---|---|---|----------------|
| 1 | Activity income .....   | 1 | <b>-1,398</b>  |
| 2 | Activity deductions .....   | 2 |                |
| 3 | Activities income or loss, after deductions .....   | 3 | <b>-1,398</b>  |
| 4 | Enter losses carried over to this year (no amounts prior to 2018) plus any carried-back amounts .....     | 4 | <b>261,661</b> |
| 5 | Enter 80% of the amount on Line 3, if both lines 3 and 4 are positive. ....                               | 5 |                |
| 6 | Take the lesser of Line 4 or Line 5. <b>Enter here and on Line 17 of Form 990-T, Sch A, Part II</b> ..... | 6 |                |
| 7 | Remaining losses to be carried forward to 2024 (Subtract Line 6 from line 4) .....                        | 7 | <b>261,661</b> |
| 8 | If line 3 is less than zero, enter that amount here as a positive number .....                            | 8 | <b>1,398</b>   |
| 9 | Total loss carried forward to 2024 (Add lines 7 and 8) .....  | 9 | <b>263,059</b> |

Electronic Filing includes the report of additional amounts for this activity

|           |  |           |                |
|-----------|--|-----------|----------------|
| <b>E1</b> | Post-2017 loss amounts from 2022, indefinite carryover (Reported with Form 990-T, Pt IV, with above UBIT code) ..... | <b>E1</b> | <b>261,661</b> |
| <b>E2</b> | Prior year activity losses included on Schedule A, Line 17 .....   | <b>E2</b> |                |

## Net Operating Loss Carryover Worksheet for Pre-2018 Losses

Form **990-T**

**2023**

For calendar year 2023, or tax year beginning \_\_\_\_\_, ending \_\_\_\_\_

Name

**WILLOWSFORD CONSERVANCY, INC**

Employer Identification Number  
**45-0609461**

| Preceding Taxable Year                  | Adj. To NOL Inc/(Loss) After Adj. | Prior Year                   |                            | Current Year                     |                     |
|---|-----------------------------------|------------------------------|----------------------------|----------------------------------|---------------------|
|   |                                   | NOL Utilized (Income Offset) | Carryovers to Current Year | Income Offset By Prior Carryover | Next Year Carryover |
| 15th 12/31/03                           |                                   |                              |                            |                                  |                     |
| 14th 12/31/04                           |                                   |                              |                            |                                  |                     |
| 13th 12/31/05                           |                                   |                              |                            |                                  |                     |
| 12th 12/31/06                           |                                   |                              |                            |                                  |                     |
| 11th 12/31/07                           |                                   |                              |                            |                                  |                     |
| 10th 12/31/08                           |                                   |                              |                            |                                  |                     |
| 9th 12/31/09                            |                                   |                              |                            |                                  |                     |
| 8th 12/31/10                            |                                   |                              |                            |                                  |                     |
| 7th 12/31/11                            |                                   |                              |                            |                                  |                     |
| 6th 12/31/12                            | -8,497                            |                              | 8,497                      |                                  | 8,497               |
| 5th 12/31/13                            | -35,322                           |                              | 35,322                     |                                  | 35,322              |
| 4th 12/31/14                            | -48,067                           |                              | 48,067                     |                                  | 48,067              |
| 3rd 12/31/15                            | -39,448                           |                              | 39,448                     |                                  | 39,448              |
| 2nd 12/31/16                            | -14,183                           |                              | 14,183                     |                                  | 14,183              |
| 1st 12/31/17                            | -65,313                           |                              | 65,313                     |                                  | 65,313              |
| NOL carryover available to current year |                                   |                              | 210,830                    |                                  |                     |
| Current year                            | 0                                 |                              |                            |                                  |                     |
| NOL carryover available to next year    |                                   |                              |                            |                                  | 210,830             |

**2023 Virginia Corporation  
 Income Tax Return**



Attention: Return must be filed electronically. Use this form only if you have an approved waiver.  
 Do not file this form to carry back a net operating loss. Use Form 500NOLD.

FISCAL or

SHORT Year Filer: Beginning Date \_\_\_\_\_; Ending Date \_\_\_\_\_

Official Use Only

Short Year Return  Change in Accounting Period

|  |   |  |                      |
|--|---|--|----------------------|
| FEIN<br>45-0609461                                   | Name<br>WILLOWSFORD CONSERVANCY, INC          | Check all that apply:<br><input type="checkbox"/> Initial Filer<br><input type="checkbox"/> Name Change<br><input type="checkbox"/> Mailing Address Change<br><input type="checkbox"/> Physical Address Change |                      |
| Mailing Address<br>41025 WILLOWSFORD LANE            |   |  |                      |
| City or Town<br>ALDIE                                | State<br>VA                                   | ZIP Code<br>20105  |                      |
| Physical Address (if different from Mailing Address) |   | Entity Type Code<br>NP   |                      |
| Physical City or Town                                | State   | ZIP Code   | NAICS Code<br>110000 |
| Date Incorporated<br>12/14/2010                      | State or Country of Incorporation<br>VIRGINIA | Description of Business Activity<br>FARM STAND OPERATIONS  |                      |

| Check Applicable Boxes  | Final Return   | Corporate Telecommunications Company   |
|---|--|--|
| <input type="checkbox"/> Consolidated – Sch. 500AC Enclosed<br><input type="checkbox"/> Combined – Sch. 500AC Enclosed<br>Combined/Consolidated Filers –<br>Enter number of affiliates: _____<br><input type="checkbox"/> Change in Filing Status<br><input type="checkbox"/> Sch. 500A Enclosed<br><input type="checkbox"/> Schedule 500AB Enclosed<br><input checked="" type="checkbox"/> Nonprofit Corporation<br><input type="checkbox"/> Certified Company Apportionment – Sch. 500AP Enclosed<br><input type="checkbox"/> Amended Return (See instructions)<br>Enter reason code: _____ | <input type="checkbox"/> Final Return / Close Account – Check here and applicable boxes below.<br><input type="checkbox"/> Withdrawn<br><input type="checkbox"/> Dissolved – No longer liable for tax.<br>Dissolved Date: _____<br><input type="checkbox"/> Merged<br>Merger Date: _____<br>Merged FEIN: _____<br><input type="checkbox"/> S Corp Effective: _____ | Enter amount from Form 500T, Line 7:<br>_____ <b>.00</b><br><hr/> <b>Noncorporate Telecommunications Company</b><br>Check box and enter amount from Form 500T, Line 10:<br><input type="checkbox"/> _____ <b>.00</b><br><hr/> <b>Electric Supplier Company</b><br>Enter amount from Sch. 500EL, Line 7 or 14:<br>_____ <b>.00</b><br><hr/> <b>Home Service Contract Provider</b><br>Enter amount from Form 500HS, Line 10.<br><input type="checkbox"/> Check box if a noncorporate HSCP.<br>_____ <b>.00</b> |

**QUESTIONS AND RELATED INFORMATION**

A. Have you made any payments to an affiliated corporation, a related individual, or other related entity for interest, royalties, or other expenses related to intangible property (patents, trademarks, copyrights, and similar intangible property)? If yes, complete and enclose Schedule 500AB.  
 Enter exception amount from Schedule 500AB, Line 8. **A.** \_\_\_\_\_ **.00**

B. RESERVED FOR FUTURE USE **B.** \_\_\_\_\_

C. If a net operating loss deduction was claimed in computing federal taxable income on the U.S. Corporation Income Tax Return, provide the requested information. If a NOL resulted from a merger, enter the FEIN of the company generating the NOL prior to the merger date.  
**FEIN** \_\_\_\_\_  
 (If there are NOLs for more than one year, enclose a schedule for each year with the information requested in Section C.)

(1) Year of Loss **SEE FEDERAL SCH**  
 (2) Federal NOL \_\_\_\_\_  
 (3) Percent of federal NOL used this year \_\_\_\_\_ %

D. If pass-through entity withholding is claimed, enter the number of Schedules VK-1 and complete and enclose Schedule 500ADJ, Page 2. **D.** \_\_\_\_\_

E. Has your federal income tax liability been redetermined with the IRS and finalized for any prior year(s) that has not previously been reported to the Department? If yes, provide the year(s). **Year** \_\_\_\_\_  
**Year** \_\_\_\_\_  
**Year** \_\_\_\_\_

F. Location of corporation's books 41025 WILLOWSFORD LANE  
ALDIE VA 20105  
 Contact for corporation's books THE ORGANIZATION Contact Phone Number 571-440-2400



**2023 Virginia Form 500**

Page 2

FEIN  
45-0609461



**INCOME**

|   |    |  |   |     |
|---|----|--|---|-----|
| 1. Federal taxable income (from enclosed federal return)                | 1. |  | 0 | .00 |
| 2. Total additions from Schedule 500ADJ, Section A, Line 7              | 2. |  |   | .00 |
| 3. Total (add Lines 1 and 2)  | 3. |  | 0 | .00 |
| 4. Total subtractions from Schedule 500ADJ, Section B, Line 10          | 4. |  |   | .00 |
| 5. Balance (subtract Line 4 from Line 3)                                | 5. |  | 0 | .00 |
| 6. Savings and Loan Association's Bad Debt Deduction (see instructions) | 6. |  |   | .00 |
| 7. <b>Virginia taxable income</b> (subtract Line 6 from Line 5)         | 7. |  | 0 | .00 |

**TAX COMPUTATION**

8. **Apportionable Income (Schedule 500A Filers)** – Complete Lines 8(a) through 8(d). See instructions.

|  |      |  |   |     |
|--|------|--|---|-----|
| (a) Income subject to Virginia tax from Schedule 500A, Section B, Line 3(j)              | 8(a) |  |   | .00 |
| (b) Apportionment factor percentage from Schedule 500A, Section B, Line 1 or Line 2(f)   | 8(b) |  |   | %   |
| (c) Nonapportionable investment function income from Schedule 500A, Section B, Line 3(c) | 8(c) |  |   | .00 |
| (d) Nonapportionable investment function loss from Schedule 500A, Section B, Line 3(e)   | 8(d) |  |   | .00 |
| 9. <b>Income tax</b> [6% of Line 7 or 6% of Line 8(a)]                                   | 9.   |  | 0 | .00 |

**PAYMENTS AND CREDITS**

|   |     |  |   |     |
|---|-----|--|---|-----|
| 10. Nonrefundable tax credits: Enter the amount from Schedule 500CR, Section 2, Part 1, Line 1B | 10. |  |   | .00 |
| 11. Adjusted corporate tax (subtract Line 10 from Line 9)                                       | 11. |  | 0 | .00 |
| 12. 2023 estimated Virginia income tax payments including overpayment credit from 2022          | 12. |  |   | .00 |
| 13. Extension payment   | 13. |  |   | .00 |
| 14. Refundable tax credits from Schedule 500CR, Section 4, Part 1, Line 1A                      | 14. |  |   | .00 |
| 15. Pass-through entity total withholding from Schedule 500ADJ, Section D                       | 15. |  |   | .00 |
| 16. <b>Total payments and credits</b> (add Lines 12 through 15)                                 | 16. |  |   | .00 |

**REFUND OR TAX DUE**

|   |     |  |  |     |
|---|-----|--|--|-----|
| 17. Tax owed (if Line 11 is greater than Line 16, subtract Line 16 from Line 11)    | 17. |  |  | .00 |
| 18. Penalty (see instructions)  | 18. |  |  | .00 |
| 19. Interest (see instructions)   | 19. |  |  | .00 |
| 20. Additional charge from Form 500C, Line 17 (enclose Form 500C)                   | 20. |  |  | .00 |
| 21. <b>Total due</b> (add Lines 17 through 20)                                      | 21. |  |  | .00 |
| 22. Overpayment (if Line 16 is greater than Line 11, subtract Line 11 from Line 16) | 22. |  |  | .00 |
| 23. Amount to be credited to 2024 estimated tax                                     | 23. |  |  | .00 |
| 24. <b>Amount to be refunded</b> (subtract Line 23 from Line 22)                    | 24. |  |  | .00 |

I, the undersigned president, vice-president, treasurer, assistant treasurer, chief accounting officer, or other officer duly authorized to act on behalf of the corporation for which this return is made, declare under the penalties provided by law that this return (including any accompanying schedules and statements) has been examined by me and is, to the best of my knowledge and belief, a true, correct, and complete return, made in good faith, for the taxable year stated, pursuant to the income tax laws of the Commonwealth of Virginia. If prepared by a person other than the taxpayer, this declaration is based on all information of which he or she has any knowledge.

By checking the box to the right, I (we) authorize the Department to discuss this return with the undersigned preparer.

|                                     |   |   |
|-------------------------------------|---|---|
| Date                                | Signature of Officer                      | Title   |
|                                     |   | PRESIDENT                                     |
| Printed Name of Officer             | Individual or Firm, Signature of Preparer | Phone Number                                  |
| CLAUDETTE PAPATHANASOPOULOUS        | <i>W. Matthew Burns</i>                   | 571-440-2400                                  |
| Print Preparer's Name and Firm Name | Address of Preparer                       | Preparer Phone Number                         |
| W. MATTHEW BURNS                    | MITCHELL, BURNS & CO., P.C.               | 703-777-4900                                  |
| Date                                | Preparer's FEIN, PTIN, or SSN             | Approved Vendor Code                          |
| 11/15/24                            | P01265537                                 | 1022  |
|                                     |   | 110 E MARKET ST STE 200<br>LEESBURG, VA 20176 |

**IMPORTANT: INCLUDE A COPY OF YOUR FEDERAL RETURN WITH THIS RETURN**

**2023 Virginia  
Schedule 500FED**

**Corporation Schedule of  
Federal Line Items**



Enclose Schedule 500FED with your Virginia Corporation Income Tax Return, Form 500.

Schedule 500FED does not replace the requirement to enclose a complete federal Form 1120 with your Virginia return.

Name as shown on Virginia return WILLOWSFORD CONSERVANCY, INC FEIN 45-0609461

**Form 1120 — Deductions and Taxable Income**

|   |    |          |
|---|----|----------|
| 1. Federal Taxable Income before NOL and Special Deductions ..... | 1. | 0.00     |
| 2. Net Operating Loss Deduction .....                             | 2. | .00      |
| 3. Special Deductions .....                                       | 3. | 1,000.00 |
| 4. Federal Taxable Income after NOL and Special Deductions .....  | 4. | 0.00     |

**Form 1120, Schedule C — Dividends and Special Deductions**

|   |    |     |
|---|----|-----|
| 5. Subpart F Income and/or Global Intangible Low-Taxed Income ..... | 5. | .00 |
| 6. Gross-Up for Foreign Taxes Deemed Paid .....                     | 6. | .00 |

**Form 1120, Schedule K or M-1**

|                              |    |     |
|------------------------------|----|-----|
| 7. Tax Exempt Interest ..... | 7. | .00 |
|------------------------------|----|-----|

**Form 5884 — Work Opportunity Credit**

|  |    |     |
|--|----|-----|
| 8. Salaries and Wages not deducted due to the WOTC ..... | 8. | .00 |
|--|----|-----|

**Form 4562 – Special Depreciation Allowance and Other Depreciation**

|   |     |            |
|---|-----|------------|
| 9. Special depreciation allowance for qualified property placed in service during the taxable year .. | 9.  | .00        |
| 10. Property subject to 168(f)(1) election .....  | 10. | .00        |
| 11. Other depreciation .....  | 11. | 192,876.00 |

**Form 1118, Schedule A — Income or Loss Before Adjustments - Gross Income or Loss**

|   |     |     |
|---|-----|-----|
| 12. Total: Dividends .....                                      | 12. | .00 |
| 13. Reserved for future use .....                               | 13. | .00 |
| 14. Total: Inclusions (Exclude Gross-up) .....                  | 14. | .00 |
| 15. Total: Inclusions (Gross-up) .....                          | 15. | .00 |
| 16. Total: Interest .....                                       | 16. | .00 |
| 17. Total: Gross Rents, Royalties, and License Fees .....       | 17. | .00 |
| 18. Total: Gross Income from Performance of Services .....      | 18. | .00 |
| 19. Total: Other .....  | 19. | .00 |
| 20. Total: Total Gross Income or Loss from Outside the US ..... | 20. | .00 |

**Form 1118, Schedule A — Income or Loss Before Adjustments - Deductions**

|   |     |     |
|---|-----|-----|
| 21. Total: Allocable – Rental, Royalty, and Licensing Expenses –<br>Depreciation, Depletion, and Amortization ..... | 21. | .00 |
| 22. Total: Allocable – Rental, Royalty, and Licensing Expenses - Other Expenses .....                               | 22. | .00 |
| 23. Total: Allocable – Expenses Related to Gross Income from Performance of Services .....                          | 23. | .00 |
| 24. Total: Allocable – Other Allocable Deductions .....   | 24. | .00 |
| 25. Total: Total Allocable Deductions .....   | 25. | .00 |
| 26. Total: Apportioned Share of Deductions .....  | 26. | .00 |
| 27. Total: Net Operating Loss Deduction .....   | 27. | .00 |
| 28. Total: Total Deductions .....   | 28. | .00 |

**Form 1118, Schedule A — Income or Loss Before Adjustments - Total Income**

|  |     |     |
|--|-----|-----|
| 29. Total: Total Income or (Loss) Before Adjustments ..... | 29. | .00 |
|--|-----|-----|