

Form **990**

Return of Organization Exempt From Income Tax

OMB No. 1545-0047

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

2020

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.

Open to Public Inspection

A For the 2020 calendar year, or tax year beginning and ending

B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization REALTY HOLDINGS, INC OF THE QUAD CITIES COMMUNITY FOUNDATION		D Employer identification number 42-1513946
	Doing business as		E Telephone number 563-326-2840
	Number and street (or P.O. box if mail is not delivered to street address)	Room/suite	G Gross receipts \$ 2,887,407.
	852 MIDDLE ROAD		H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	City or town, state or province, country, and ZIP or foreign postal code BETTENDORF, IA 52722		H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No
F Name and address of principal officer: RANDY MOORE SAME AS C ABOVE		If "No," attach a list. See instructions	
I Tax-exempt status: <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) () (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527			
J Website: ▶ WWW.QCCOMMUNITYFOUNDATION.ORG			
K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other ▶		L Year of formation: 2001	M State of legal domicile: IA

Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: REALTY HOLDINGS, INC. OF QUAD CITIES COMMUNITY FOUNDATION WAS CREATED TO FACILITATE THE RECEIPT
	2 Check this box <input checked="" type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.
	3 Number of voting members of the governing body (Part VI, line 1a) 3 9
	4 Number of independent voting members of the governing body (Part VI, line 1b) 4 8
	5 Total number of individuals employed in calendar year 2020 (Part V, line 2a) 5 0
	6 Total number of volunteers (estimate if necessary) 6 8
	7 a Total unrelated business revenue from Part VIII, column (C), line 12 7a 0.
b Net unrelated business taxable income from Form 990-T, Part I, line 11 7b 0.	
Revenue	8 Contributions and grants (Part VIII, line 1h) 5,000. 5,000.
	9 Program service revenue (Part VIII, line 2g) 0. 0.
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d) 0. 1,357,912.
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e) 100,383. 72,867.
	12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12) 105,383. 1,435,779.
	Expenses
14 Benefits paid to or for members (Part IX, column (A), line 4) 0. 0.	
15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10) 0. 0.	
16a Professional fundraising fees (Part IX, column (A), line 11e) 0. 0.	
b Total fundraising expenses (Part IX, column (D), line 25) ▶ 0.	
17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e) 5,106. 6,041.	
18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25) 67,606. 70,041.	
19 Revenue less expenses. Subtract line 18 from line 12 37,777. 1,365,738.	
Net Assets or Fund Balances	20 Total assets (Part X, line 16) 3,739,732. 5,106,288.
	21 Total liabilities (Part X, line 26) 0. 818.
	22 Net assets or fund balances. Subtract line 21 from line 20 3,739,732. 5,105,470.

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	Date			
	RANDY MOORE, INTERIM TREASURER Type or print name and title				
Paid Preparer Use Only	Print/Type preparer's name JENIFER L. CHASE	Preparer's signature JENIFER L. CHASE	Date 10/26/21	Check if self-employed <input type="checkbox"/>	PTIN P01306883
	Firm's name ▶ RSM US LLP	Firm's EIN ▶ 42-0714325	Phone no. 563-888-4000		
Firm's address ▶ 4650 E 53RD ST DAVENPORT, IA 52807-3479					

May the IRS discuss this return with the preparer shown above? See instructions Yes No

REALTY HOLDINGS, INC OF THE QUAD CITIES
COMMUNITY FOUNDATION

Form 990 (2020)

42-1513946 Page 2

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:
REALTY HOLDINGS, INC. OF QUAD CITIES COMMUNITY FOUNDATION WAS CREATED TO FACILITATE THE RECEIPT AND SALE OF REAL ESTATE GIFTS TRANSFERRING THE CASH GENERATED TO THE QUAD CITIES COMMUNITY FOUNDATION (FOUNDATION). THE FOUNDATION ESTABLISHES ENDOWMENTS WITH A GOAL OF

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 \$ 64,000. including grants of \$ 64,000.) (Revenue \$ _____)
REALTY HOLDINGS INC. OF QUAD CITIES COMMUNITY FOUNDATION TRANSFERRED RENTAL REVENUE FROM DONATED FARMS TO A SUPPORTED ORGANIZATION, THE QUAD CITIES COMMUNITY FOUNDATION, TO BE USED FOR GRANTS AND SCHOLARSHIPS.

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

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

4d Other program services (Describe on Schedule O.)
(Expenses \$ _____ including grants of \$ _____) (Revenue \$ _____)

4e Total program service expenses **64,000.**

**REALTY HOLDINGS, INC OF THE QUAD CITIES
COMMUNITY FOUNDATION**

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 <i>Schedule B, Schedule of Contributors</i> ?	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 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>		X
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? <i>If "Yes," complete Schedule C, Part III</i>		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</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	

**REALTY HOLDINGS, INC OF THE QUAD CITIES
COMMUNITY FOUNDATION**

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>	22	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>	23	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>	24a	X
b Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b	
c Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c	
d Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d	
25a Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>	25a	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>	25b	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>	26	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>	27	X
28 Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions, for applicable filing thresholds, conditions, and exceptions):		
a A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? <i>If "Yes," complete Schedule L, Part IV</i>	28a	X
b A family member of any individual described in line 28a? <i>If "Yes," complete Schedule L, Part IV</i>	28b	X
c A 35% controlled entity of one or more individuals and/or organizations described in lines 28a or 28b? <i>If "Yes," complete Schedule L, Part IV</i>	28c	X
29 Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>	29	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>	30	X
31 Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>	31	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>	32	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>	33	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>	34	X
35a Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a	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>	35b	
36 Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>	36	X
37 Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i>	37	X
38 Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? Note: All Form 990 filers are required to complete Schedule O	38	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	1a	0
b Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable	1b	0
c Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c	

**REALTY HOLDINGS, INC OF THE QUAD CITIES
COMMUNITY FOUNDATION**

Part V Statements Regarding Other IRS Filings and Tax Compliance (continued)

		Yes	No
2a	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 2a 0		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? 2b		
Note: If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)			
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year? 3a		X
b	If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation on Schedule O 3b		
4a	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)? 4a		X
b	If "Yes," enter the name of the foreign country ▶ _____ See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year? 5a		X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction? 5b		X
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T? 5c		
6a	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? 6a		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		
7	Organizations that may receive deductible contributions under section 170(c).		
a	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? 7a		X
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282? 7c		X
d	If "Yes," indicate the number of Forms 8282 filed during the year 7d		
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract? 7e		X
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract? 7f		X
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required? ... 7g		
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C? 7h		
8	Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year? 8		
9	Sponsoring organizations maintaining donor advised funds.		
a	Did the sponsoring organization make any taxable distributions under section 4966? 9a		
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?		
10	Section 501(c)(7) organizations. Enter:		
a	Initiation fees and capital contributions included on Part VIII, line 12 10a		
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities 10b		
11	Section 501(c)(12) organizations. Enter:		
a	Gross income from members or shareholders 11a		
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.) 11b		
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041? 12a		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year 12b		
13	Section 501(c)(29) qualified nonprofit health insurance issuers.		
a	Is the organization licensed to issue qualified health plans in more than one state? 13a		
Note: See the instructions for additional information the organization must report on Schedule O.			
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 13b		
c	Enter the amount of reserves on hand 13c		
14a	Did the organization receive any payments for indoor tanning services during the tax year? 14a		X
b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation on Schedule O 14b		
15	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? 15		X
If "Yes," see instructions and file Form 4720, Schedule N.			
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? 16		X
If "Yes," complete Form 4720, Schedule O.			

**REALTY HOLDINGS, INC OF THE QUAD CITIES
COMMUNITY FOUNDATION**

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
1a Enter the number of voting members of the governing body at the end of the tax year If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.	1a	9		
b Enter the number of voting members included on line 1a, above, who are independent	1b	8		
2 Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2			X
3 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?	3			X
4 Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4			X
5 Did the organization become aware during the year of a significant diversion of the organization's assets?	5			X
6 Did the organization have members or stockholders?	6			X
7a Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a		X	
b Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b			X
8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:				
a The governing body?	8a		X	
b Each committee with authority to act on behalf of the governing body?	8b		X	
9 Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses on Schedule O	9			X

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

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

Section C. Disclosure

- 17** List the states with which a copy of this Form 990 is required to be filed **▶ IL**
- 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 **▶**
MICHELLE PAYNE - 563-326-2840
852 MIDDLE ROAD, NO. 100, BETTENDORF, IA 52722

REALTY HOLDINGS, INC OF THE QUAD CITIES
COMMUNITY FOUNDATION

Form 990 (2020)

42-1513946

Page 7

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

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

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

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

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, 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 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) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) SHERRY RISTAU TREASURER	1.00 39.00	X		X				0.	194,119.	27,744.
(2) JEFF EHRMANN PRESIDENT	1.00	X		X				0.	0.	0.
(3) MICHAEL L. GORSLINE BOARD MEMBER	1.00	X						0.	0.	0.
(4) STEVE GUSTAFSON SECRETARY	1.00	X		X				0.	0.	0.
(5) MOLLY NEWELL BOARD MEMBER	1.00	X						0.	0.	0.
(6) JOHN STAVNES BOARD MEMBER	1.00 1.00	X						0.	0.	0.
(7) DENNIS STOLK VICE PRESIDENT	1.00	X		X				0.	0.	0.
(8) SCOTT TINSMAN BOARD MEMBER	1.00	X						0.	0.	0.
(9) PETE WESSELS BOARD MEMBER	1.00 1.00	X						0.	0.	0.

REALTY HOLDINGS, INC OF THE QUAD CITIES
COMMUNITY FOUNDATION

Form 990 (2020)

42-1513946 Page 8

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

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
1b Subtotal							0.	194,119.	27,744.	
c Total from continuation sheets to Part VII, Section A							0.	0.	0.	
d Total (add lines 1b and 1c)							0.	194,119.	27,744.	

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 **0**

	Yes	No
3 Did the organization list any former officer, director, trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i>		X
4 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>	X	
5 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>		X

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) Name and business address	(B) Description of services	(C) Compensation
NONE		

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**

**REALTY HOLDINGS, INC OF THE QUAD CITIES
COMMUNITY FOUNDATION**

Form 990 (2020)

42-1513946 Page **9**

Part VIII Statement of Revenue

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

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512 - 514	
Contributions, Gifts, Grants and Other Similar Amounts	1 a Federated campaigns	1a					
	b Membership dues	1b					
	c Fundraising events	1c					
	d Related organizations	1d	5,000.				
	e Government grants (contributions)	1e					
	f All other contributions, gifts, grants, and similar amounts not included above ...	1f					
	g Noncash contributions included in lines 1a-1f	1g	\$				
	h Total. Add lines 1a-1f			5,000.			
Program Service Revenue			Business Code				
	2 a _____						
	b _____						
	c _____						
	d _____						
	e _____						
	f All other program service revenue						
g Total. Add lines 2a-2f							
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)						
	4 Income from investment of tax-exempt bond proceeds						
	5 Royalties						
	6 a Gross rents	6a	(i) Real				
			124,495.	(ii) Personal			
	b Less: rental expenses ...	6b	51,628.				
	c Rental income or (loss)	6c	72,867.				
	d Net rental income or (loss)			72,867.	72,867.		
	7 a Gross amount from sales of assets other than inventory	7a	(i) Securities				
				(ii) Other			
				2,757,912.			
	b Less: cost or other basis and sales expenses	7b	1,400,000.				
	c Gain or (loss)	7c	1,357,912.				
	d Net gain or (loss)			1,357,912.		1,357,912.	
8 a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18	8a						
b Less: direct expenses	8b						
c Net income or (loss) from fundraising events							
9 a Gross income from gaming activities. See Part IV, line 19	9a						
b Less: direct expenses	9b						
c Net income or (loss) from gaming activities							
10 a Gross sales of inventory, less returns and allowances	10a						
b Less: cost of goods sold	10b						
c Net income or (loss) from sales of inventory							
Miscellaneous Revenue			Business Code				
	11 a _____						
	b _____						
	c _____						
	d All other revenue						
e Total. Add lines 11a-11d							
12 Total revenue. See instructions			1,435,779.	72,867.	0.	1,357,912.	

**REALTY HOLDINGS, INC OF THE QUAD CITIES
COMMUNITY FOUNDATION**

Form 990 (2020)

42-1513946 Page **10**

Part IX Statement of Functional Expenses

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

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

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21 ...	64,000.	64,000.		
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				
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				
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits				
10 Payroll taxes				
11 Fees for services (nonemployees):				
a Management				
b Legal	2,978.		2,978.	
c Accounting	1,890.		1,890.	
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 Sch O.)				
12 Advertising and promotion				
13 Office expenses				
14 Information technology				
15 Royalties				
16 Occupancy				
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials ...				
19 Conferences, conventions, and meetings				
20 Interest				
21 Payments to affiliates				
22 Depreciation, depletion, and amortization				
23 Insurance	1,148.		1,148.	
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 DUES & SUBSCRIPTIONS	25.		25.	
b _____				
c _____				
d _____				
e All other expenses _____				
25 Total functional expenses. Add lines 1 through 24e	70,041.	64,000.	6,041.	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 if following SOP 98-2 (ASC 958-720)

REALTY HOLDINGS, INC OF THE QUAD CITIES
COMMUNITY FOUNDATION

Form 990 (2020)

42-1513946 Page 11

Part X Balance Sheet

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

		(A) Beginning of year		(B) End of year
Assets	1 Cash - non-interest-bearing	75,709.	1	2,827,824.
	2 Savings and temporary cash investments		2	
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net		4	5,000.
	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	10a 2,273,464.		
	b Less: accumulated depreciation	10b	3,664,023.	10c 2,273,464.
	11 Investments - publicly traded securities		11	
	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		15	
16 Total assets. Add lines 1 through 15 (must equal line 33)		3,739,732.	16	5,106,288.
Liabilities	17 Accounts payable and accrued expenses		17	818.
	18 Grants payable		18	
	19 Deferred revenue		19	
	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 Total liabilities. Add lines 17 through 25		0.	26
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions	3,739,732.	27	5,105,470.
	28 Net assets with donor restrictions		28	
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.			
	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 Total net assets or fund balances	3,739,732.	32	5,105,470.
	33 Total liabilities and net assets/fund balances	3,739,732.	33	5,106,288.

Form 990 (2020)

**REALTY HOLDINGS, INC OF THE QUAD CITIES
COMMUNITY FOUNDATION**

Part XI Reconciliation of Net Assets

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

1	Total revenue (must equal Part VIII, column (A), line 12)	1,435,779.
2	Total expenses (must equal Part IX, column (A), line 25)	70,041.
3	Revenue less expenses. Subtract line 2 from line 1	1,365,738.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	3,739,732.
5	Net unrealized gains (losses) on investments	
6	Donated services and use of facilities	
7	Investment expenses	
8	Prior period adjustments	
9	Other changes in net assets or fund balances (explain on Schedule O)	0.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	5,105,470.

Part XII Financial Statements and Reporting

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

- 1** Accounting method used to prepare the Form 990: Cash Accrual Other _____
If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.
- 2a** Were the organization's financial statements compiled or reviewed by an independent accountant? _____
If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both:
 Separate basis Consolidated basis Both consolidated and separate basis
- b** Were the organization's financial statements audited by an independent accountant? _____
If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both:
 Separate basis Consolidated basis Both consolidated and separate basis
- c** If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? _____
If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.
- 3a** As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133? _____
- 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 _____

	Yes	No
2a		X
2b	X	
2c	X	
3a		X
3b		

SCHEDULE A
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

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

▶ Attach to Form 990 or Form 990-EZ.

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

OMB No. 1545-0047

2020

Open to Public Inspection

Name of the organization **REALTY HOLDINGS, INC OF THE QUAD CITIES COMMUNITY FOUNDATION** Employer identification number **42-1513946**

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

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

- 1 A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**
- 2 A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990 or 990-EZ).)
- 3 A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**
- 4 A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state: _____
- 5 An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)
- 6 A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**
- 7 An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 8 A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 9 An agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university: _____
- 10 An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions, subject to certain exceptions; and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)
- 11 An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**
- 12 An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box in lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.
 - a **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**
 - b **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**
 - c **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**
 - d **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**
 - e Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.
 - f Enter the number of supported organizations 1

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1-10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
			Yes	No		
QUAD CITIES COMMUNITY FOUNDATIO	42-6122716	7	X		64,000.	0.
Total					64,000.	0.

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

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

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 Total. Add lines 1 through 3						
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 Public support. Subtract line 5 from line 4.						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
7 Amounts from line 4						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
11 Total support. Add lines 7 through 10						
12 Gross receipts from related activities, etc. (see instructions)					12	
13 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here						<input type="checkbox"/>

Section C. Computation of Public Support Percentage

14 Public support percentage for 2020 (line 6, column (f), divided by line 11, column (f))	14	%
15 Public support percentage from 2019 Schedule A, Part II, line 14	15	%
16a 33 1/3% support test - 2020. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
b 33 1/3% support test - 2019. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
17a 10% -facts-and-circumstances test - 2020. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and stop here. Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
b 10% -facts-and-circumstances test - 2019. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and stop here. Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions		<input type="checkbox"/>

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

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 Public support. (Subtract line 7c from line 6.)						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
13 Total support. (Add lines 9, 10c, 11, and 12.)						

14 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here**

Section C. Computation of Public Support Percentage

15 Public support percentage for 2020 (line 8, column (f), divided by line 13, column (f))	15	%
16 Public support percentage from 2019 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2020 (line 10c, column (f), divided by line 13, column (f))	17	%
18 Investment income percentage from 2019 Schedule A, Part III, line 17	18	%

19a 33 1/3% support tests - 2020. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization

b 33 1/3% support tests - 2019. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization

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

Part IV Supporting Organizations

(Complete only if you checked a box in line 12 on Part I. If you checked box 12a, Part I, complete Sections A and B. If you checked box 12b, Part I, complete Sections A and C. If you checked box 12c, Part I, complete Sections A, D, and E. If you checked box 12d, Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

	Yes	No
1 Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>	X	
2 Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		X
3a Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer lines 3b and 3c below.</i>		X
b Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
c Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
4a Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes," and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.</i>		X
b Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>		
c Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>		
5a Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer lines 5b and 5c below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).</i>		X
b Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
c Substitutions only. Was the substitution the result of an event beyond the organization's control?		
6 Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>		X
7 Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		X
8 Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		X
9a Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>		X
b Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in Part VI.</i>		X
c Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in Part VI.</i>		X
10a Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer line 10b below.</i>		X
b Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)</i>		

Part IV Supporting Organizations (continued)

	Yes	No
11 Has the organization accepted a gift or contribution from any of the following persons?		
a A person who directly or indirectly controls, either alone or together with persons described in lines 11b and 11c below, the governing body of a supported organization?		X
b A family member of a person described in line 11a above?		X
c A 35% controlled entity of a person described in line 11a or 11b above? <i>If "Yes" to line 11a, 11b, or 11c, provide detail in Part VI.</i>		X

Section B. Type I Supporting Organizations

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

Section C. Type II Supporting Organizations

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

Section D. All Type III Supporting Organizations

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

Section E. Type III Functionally Integrated Supporting Organizations

1 Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions).		
a <input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.		
b <input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.		
c <input type="checkbox"/> The organization supported a governmental entity. Describe in Part VI how you supported a governmental entity (see instructions).		
2 Activities Test. Answer lines 2a and 2b below.		
a Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? <i>If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.</i>		
b Did the activities described in line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? <i>If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.</i>		
3 Parent of Supported Organizations. Answer lines 3a and 3b below.		
a Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? <i>If "Yes" or "No" provide details in Part VI.</i>		
b Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? <i>If "Yes," describe in Part VI the role played by the organization in this regard.</i>		

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

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

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

Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):		
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (<i>explain in detail in Part VI</i>):		
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d.	3	
4	Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by 0.035.	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	

Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, column A)	1	
2	Enter 0.85 of line 1.	2	
3	Minimum asset amount for prior year (from Section B, line 8, column A)	3	
4	Enter greater of line 2 or line 3.	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).		

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

Section D - Distributions		Current Year
1	Amounts paid to supported organizations to accomplish exempt purposes	1
2	Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	2
3	Administrative expenses paid to accomplish exempt purposes of supported organizations	3
4	Amounts paid to acquire exempt-use assets	4
5	Qualified set-aside amounts (prior IRS approval required - provide details in Part VI)	5
6	Other distributions (describe in Part VI). See instructions.	6
7	Total annual distributions. Add lines 1 through 6.	7
8	Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI). See instructions.	8
9	Distributable amount for 2020 from Section C, line 6	9
10	Line 8 amount divided by line 9 amount	10

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2020	(iii) Distributable Amount for 2020
1	Distributable amount for 2020 from Section C, line 6		
2	Underdistributions, if any, for years prior to 2020 (reasonable cause required - explain in Part VI). See instructions.		
3	Excess distributions carryover, if any, to 2020		
a	From 2015		
b	From 2016		
c	From 2017		
d	From 2018		
e	From 2019		
f	Total of lines 3a through 3e		
g	Applied to underdistributions of prior years		
h	Applied to 2020 distributable amount		
i	Carryover from 2015 not applied (see instructions)		
j	Remainder. Subtract lines 3g, 3h, and 3i from line 3f.		
4	Distributions for 2020 from Section D, line 7: \$		
a	Applied to underdistributions of prior years		
b	Applied to 2020 distributable amount		
c	Remainder. Subtract lines 4a and 4b from line 4.		
5	Remaining underdistributions for years prior to 2020, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, explain in Part VI. See instructions.		
6	Remaining underdistributions for 2020. Subtract lines 3h and 4b from line 1. For result greater than zero, explain in Part VI. See instructions.		
7	Excess distributions carryover to 2021. Add lines 3j and 4c.		
8	Breakdown of line 7:		
a	Excess from 2016		
b	Excess from 2017		
c	Excess from 2018		
d	Excess from 2019		
e	Excess from 2020		

REALTY HOLDINGS, INC OF THE QUAD CITIES

Schedule A (Form 990 or 990-EZ) 2020

COMMUNITY FOUNDATION

42-1513946 Page 8

Part VI

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

Multiple horizontal lines for supplemental information.

Schedule B

(Form 990, 990-EZ, or 990-PF)

Department of the Treasury
Internal Revenue Service

Schedule of Contributors

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

OMB No. 1545-0047

2020

Name of the organization

REALTY HOLDINGS, INC OF THE QUAD CITIES
COMMUNITY FOUNDATION

Employer identification number

42-1513946

Organization type (check one):

Filers of:

Section:

Form 990 or 990-EZ

501(c)(3) (enter number) organization

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

527 political organization

Form 990-PF

501(c)(3) exempt private foundation

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

501(c)(3) taxable private foundation

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

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

General Rule

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

Special Rules

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

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

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

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

Name of organization REALTY HOLDINGS, INC OF THE QUAD CITIES COMMUNITY FOUNDATION	Employer identification number 42-1513946
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Part I Contributors (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	QUAD CITIES COMMUNITY FOUNDATION 852 MIDDLE ROAD BETTENDORF, IA 52722	\$ 5,000.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
_____	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
_____	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
_____	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
_____	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
_____	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

Name of organization REALTY HOLDINGS, INC OF THE QUAD CITIES COMMUNITY FOUNDATION	Employer identification number 42-1513946
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Part II Noncash Property (see instructions). Use duplicate copies of Part II if additional space is needed.

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____

Name of organization REALTY HOLDINGS, INC OF THE QUAD CITIES COMMUNITY FOUNDATION	Employer identification number 42-1513946
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Part III Exclusively religious, charitable, etc., contributions to organizations described in section 501(c)(7), (8), or (10) that total more than \$1,000 for the year from any one contributor. Complete columns (a) through (e) and the following line entry. For organizations completing Part III, enter the total of exclusively religious, charitable, etc., contributions of \$1,000 or less for the year. (Enter this info. once.) ▶ \$ _____
Use duplicate copies of Part III if additional space is needed.

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

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

2020

Open to Public Inspection

Name of the organization **REALTY HOLDINGS, INC OF THE QUAD CITIES COMMUNITY FOUNDATION** Employer identification number **42-1513946**

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

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

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

1 Purpose(s) of conservation easements held by the organization (check all that apply).
 Preservation of land for public use (for example, recreation or education) Preservation of a historically important land area
 Protection of natural habitat Preservation of a certified historic structure
 Preservation of open space

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

	Held at the End of the Tax Year
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included in (a)	2c
d Number of conservation easements included in (c) acquired after 7/25/06, and not on a historic structure listed in the National Register	2d

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

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

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 2(d) 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.

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.

b 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:
- | | Amount |
|---------------------------------|--------|
| c Beginning balance | 1c |
| d Additions during the year | 1d |
| e Distributions during the year | 1e |
| f Ending balance | 1f |
- 2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? Yes No
- b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided 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
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

- 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 _____%
- 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:
- | | Yes | No |
|--|--------|----|
| (i) Unrelated organizations | 3a(i) | |
| (ii) Related organizations | 3a(ii) | |
| b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R? | 3b | |
- 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
1a Land	2,273,464.			2,273,464.
b Buildings				
c Leasehold improvements				
d Equipment				
e Other				
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.)				2,273,464.

Part VII Investments - Other Securities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

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

Part VIII Investments - Program Related.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 13.) ▶		

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)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 15.) ▶	

Part X Other Liabilities.

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

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

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

SCHEDULE I
(Form 990)

Department of the Treasury
Internal Revenue Service

**Grants and Other Assistance to Organizations,
Governments, and Individuals in the United States**
Complete if the organization answered "Yes" on Form 990, Part IV, line 21 or 22.

▶ Attach to Form 990.

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

OMB No. 1545-0047

2020

Open to Public
Inspection

Name of the organization **REALTY HOLDINGS, INC OF THE QUAD CITIES**
COMMUNITY FOUNDATION
Employer identification number
42-1513946

Part I General Information on Grants and Assistance

- 1** Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance? Yes No
- 2** Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States.

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

1 (a) Name and address of organization or government	(b) EIN	(c) IRC section (if applicable)	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of non-cash assistance	(h) Purpose of grant or assistance
QUAD CITIES COMMUNITY FOUNDATION 852 MIDDLE ROAD, SUITE 100 BETTENDORF, IA 52722	42-6122716	501(C)(3)	64,000.	0.			GENERAL SUPPORT TO BE USED FOR SCHOLARSHIPS AND GRANTS

- 2** Enter total number of section 501(c)(3) and government organizations listed in the line 1 table **1**.
- 3** Enter total number of other organizations listed in the line 1 table **0**.

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990. **Schedule I (Form 990) 2020**

**REALTY HOLDINGS, INC OF THE QUAD CITIES
COMMUNITY FOUNDATION**

Part III Grants and Other Assistance to Domestic Individuals. Complete if the organization answered "Yes" on Form 990, Part IV, line 22. Part III can be duplicated if additional space is needed.

(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of non-cash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of noncash assistance

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

PART I, LINE 2:

REALTY HOLDINGS, INC OF THE QUAD CITIES COMMUNITY FOUNDATION GIVES FUNDS TO QUAD CITIES COMMUNITY FOUNDATION, A RELATED ORGANIZATION, TO BE USED AT THEIR DISCRETION TO AWARD GRANTS AND SCHOLARSHIPS TO OTHER ORGANIZATIONS AND INDIVIDUALS.

**SCHEDULE J
(Form 990)**

Department of the Treasury
Internal Revenue Service

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees
 ▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 23.
 ▶ Attach to Form 990.
 ▶ Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2020

Open to Public Inspection

Name of the organization **REALTY HOLDINGS, INC OF THE QUAD CITIES COMMUNITY FOUNDATION** Employer identification number **42-1513946**

Part I Questions Regarding Compensation

1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.

- | | |
|--|--|
| <input type="checkbox"/> First-class or charter travel | <input type="checkbox"/> Housing allowance or residence for personal use |
| <input type="checkbox"/> Travel for companions | <input type="checkbox"/> Payments for business use of personal residence |
| <input type="checkbox"/> Tax indemnification and gross-up payments | <input type="checkbox"/> Health or social club dues or initiation fees |
| <input type="checkbox"/> Discretionary spending account | <input type="checkbox"/> Personal services (such as maid, chauffeur, chef) |

b If any of the boxes on line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain

2 Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, and officers, including the CEO/Executive Director, regarding the items checked on line 1a?

3 Indicate which, if any, of the following the organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.

- | | |
|--|--|
| <input type="checkbox"/> Compensation committee | <input type="checkbox"/> Written employment contract |
| <input type="checkbox"/> Independent compensation consultant | <input type="checkbox"/> Compensation survey or study |
| <input type="checkbox"/> Form 990 of other organizations | <input type="checkbox"/> Approval by the board or compensation committee |

4 During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:

- a** Receive a severance payment or change-of-control payment?
- b** Participate in or receive payment from a supplemental nonqualified retirement plan?
- c** Participate in or receive payment from an equity-based compensation arrangement?
- If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.

Only section 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.

5 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:

- a** The organization?
- b** Any related organization?
- If "Yes" on line 5a or 5b, describe in Part III.

6 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:

- a** The organization?
- b** Any related organization?
- If "Yes" on line 6a or 6b, describe in Part III.

7 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described on lines 5 and 6? If "Yes," describe in Part III

8 Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III

9 If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?

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

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule J (Form 990) 2020

SCHEDULE N
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Liquidation, Termination, Dissolution, or Significant Disposition of Assets

- ▶ Complete if the organization answered "Yes" on Form 990, Part IV, lines 31 or 32, or Form 990-EZ, line 36.
- ▶ Attach certified copies of any articles of dissolution, resolutions, or plans.
- ▶ Attach to Form 990 or 990-EZ.
- ▶ Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2020

Open to Public
Inspection

Name of the organization

**REALTY HOLDINGS, INC OF THE QUAD CITIES
COMMUNITY FOUNDATION**

Employer identification number
42-1513946

Part I Liquidation, Termination, or Dissolution. Complete this part if the organization answered "Yes" on Form 990, Part IV, line 31, or Form 990-EZ, line 36. Part I can be duplicated if additional space is needed.

1	(a) Description of asset(s) distributed or transaction expenses paid	(b) Date of distribution	(c) Fair market value of asset(s) distributed or amount of transaction expenses	(d) Method of determining FMV for asset(s) distributed or transaction expenses	(e) EIN of recipient	(f) Name and address of recipient	(g) IRC section of recipient(s) (if tax-exempt) or type of entity

- 2** Did or will any officer, director, trustee, or key employee of the organization:
- a** Become a director or trustee of a successor or transferee organization?
 - b** Become an employee of, or independent contractor for, a successor or transferee organization?
 - c** Become a direct or indirect owner of a successor or transferee organization?
 - d** Receive, or become entitled to, compensation or other similar payments as a result of the organization's liquidation, termination, or dissolution?
 - e** If the organization answered "Yes" to any of the questions on lines 2a through 2d, provide the name of the person involved and explain in Part III. ▶

		Yes	No
2a			
2b			
2c			
2d			

For Paperwork Reduction Act Notice, see the Instructions for Form 990 or Form 990-EZ.

Schedule N (Form 990 or 990-EZ) 2020

REALTY HOLDINGS, INC OF THE QUAD CITIES
COMMUNITY FOUNDATION

42-1513946

Part I Liquidation, Termination, or Dissolution (continued)

Note: If the organization distributed all of its assets during the tax year, then Form 990, Part X, column (B), line 16 (Total assets), and line 26 (Total liabilities), should equal -0-

3 Did the organization distribute its assets in accordance with its governing instrument(s)? If "No," describe in Part III	3	Yes	No
4a Is the organization required to notify the attorney general or other appropriate state official of its intent to dissolve, liquidate, or terminate?	4a		
b If "Yes," did the organization provide such notice?	4b		
5 Did the organization discharge or pay all of its liabilities in accordance with state laws?	5		
6a Did the organization have any tax-exempt bonds outstanding during the year?	6a		
b If "Yes" to line 6a, did the organization discharge or defease all of its tax-exempt bond liabilities during the tax year in accordance with the Internal Revenue Code and state laws?	6b		
c If "Yes" on line 6b, describe in Part III how the organization defeased or otherwise settled these liabilities. If "No" on line 6b, explain in Part III.			

Part II Sale, Exchange, Disposition, or Other Transfer of More Than 25% of the Organization's Assets. Complete this part if the organization answered "Yes" on Form 990, Part IV, line 32, or Form 990-EZ, line 36. Part II can be duplicated if additional space is needed.

1	(a) Description of asset(s) distributed or transaction expenses paid	(b) Date of distribution	(c) Fair market value of asset(s) distributed or amount of transaction expenses	(d) Method of determining FMV for asset(s) distributed or transaction expenses	(e) EIN of recipient	(f) Name and address of recipient	(g) IRC section of recipient(s) (if tax-exempt) or type of entity
	FARMLAND (CLINTON COUNTY, APPROX 236 ACRES)	12/17/20	2,773,000.00	BROKER PRICE OPINION		STEVE OLSON 2731 - 221ST STREET DEWITT, IA 52742	INDIVIDUAL

2	Yes	No
Did or will any officer, director, trustee, or key employee of the organization:		
a Become a director or trustee of a successor or transferee organization?		X
b Become an employee of, or independent contractor for, a successor or transferee organization?		X
c Become a direct or indirect owner of a successor or transferee organization?		X
d Receive, or become entitled to, compensation or other similar payments as a result of the organization's significant disposition of assets?		X
e If the organization answered "Yes" to any of the questions on lines 2a through 2d, provide the name of the person involved and explain in Part III. ▲		X

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

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

▶ Attach to Form 990 or 990-EZ.

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

OMB No. 1545-0047

2020

Open to Public
Inspection

Name of the organization	REALTY HOLDINGS, INC OF THE QUAD CITIES COMMUNITY FOUNDATION	Employer identification number 42-1513946
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FORM 990, PART I, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:

AND SALE OF REAL ESTATE GIFTS TRANSFERRING THE CASH GENERATED TO THE
QUAD CITIES COMMUNITY FOUNDATION.

FORM 990, PART III, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:

"TRANSFORMING OUR REGION THROUGH THE GENEROSITY OF OUR DONORS."

FORM 990, PART VI, SECTION A, LINE 7A:

THE BOARD OF DIRECTORS OF REALTY HOLDINGS, INC. OF QUAD CITIES COMMUNITY
FOUNDATION SHALL AT ALL TIMES BE APPOINTED BY THE BOARD OF DIRECTORS OF THE
QUAD CITIES COMMUNITY FOUNDATION.

FORM 990, PART VI, SECTION B, LINE 11B:

THE FORM 990 IS REVIEWED BY THE AUDIT COMMITTEE OF THE QUAD CITIES
COMMUNITY FOUNDATION, A RELATED ORGANIZATION. IT IS THEN DISTRIBUTED TO THE
ENTIRE BOARD FOR REVIEW AND COMMENT PRIOR TO BEING FILED.

FORM 990, PART VI, SECTION B, LINE 12C:

IT IS THE POLICY OF REALTY HOLDINGS, INC. OF QUAD CITIES COMMUNITY
FOUNDATION TO ABIDE BY THE POLICIES AND PROCEDURES OF ITS SUPPORTED
ORGANIZATION, QUAD CITIES COMMUNITY FOUNDATION, WHENEVER POSSIBLE. REALTY
HOLDINGS, INC. OF QUAD CITIES COMMUNITY FOUNDATION HAS HAD VERY LIMITED
ACTIVITY SINCE ITS INCEPTION IN 2001, AND THEREFORE, THE BOARD IS NOT
CALLED TOGETHER ON A REGULAR BASIS. WHEN BOARD MEMBERS ARE CALLED TOGETHER
THEY ARE ASKED TO DISCLOSE ANY CONFLICT THEY MIGHT HAVE REGARDING THE ITEMS
BEING DISCUSSED.

Name of the organization REALTY HOLDINGS, INC OF THE QUAD CITIES COMMUNITY FOUNDATION	Employer identification number 42-1513946
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AFTER DISCLOSURE OF THE INTEREST AND ALL MATERIAL FACTS, AND AFTER ANY DISCUSSION WITH THE INTERESTED PERSON, HE/SHE SHALL LEAVE THE BOARD OR COMMITTEE MEETING WHILE THE DETERMINATION OF A CONFLICT OF INTEREST IS DISCUSSED AND VOTED UPON. THE BOARD SHALL DETERMINE WHETHER A CONFLICT EXISTS AND IS MATERIAL, AND IN THE PRESENCE OF AN EXISTING MATERIAL CONFLICT, WHETHER THE CONTEMPLATED TRANSACTION MAY BE AUTHORIZED AS JUST, FAIR, AND REASONABLE TO REALTY HOLDINGS, INC. THE DECISION OF THE BOARD ON THESE MATTERS WILL REST IN THE BOARD'S SOLE DISCRETION, AND THEIR CONCERN MUST BE THE WELFARE OF THE REALTY HOLDINGS, INC. AND THE ADVANCEMENT OF ITS PURPOSE AND WILL BE DOCUMENTED IN THE MINUTES.

FORM 990, PART VI, SECTION C, LINE 19:

IT IS THE POLICY OF THE REALTY HOLDINGS, INC. OF QUAD CITIES COMMUNITY FOUNDATION TO ABIDE BY THE POLICIES AND PROCEDURES OF ITS SUPPORTED ORGANIZATION, QUAD CITIES COMMUNITY FOUNDATION (FOUNDATION), WHENEVER POSSIBLE. THE FOUNDATION PRODUCES CONSOLIDATED FINANCIAL STATEMENTS THAT ARE AVAILABLE ON THE FOUNDATION'S WEBSITE WWW.QCCOMMUNITYFOUNDATION.ORG OR UPON REQUEST.

FORM 990, PART XII, LINE 2C:

THE OVERSIGHT AND SELECTION PROCESS HAS NOT CHANGED FROM THE PRIOR TAX YEAR.

SCHEDULE R
(Form 990)

Department of the Treasury
Internal Revenue Service

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.

Name of the organization **REALTY HOLDINGS, INC OF THE QUAD CITIES
COMMUNITY FOUNDATION**

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

Employer identification number
42-1513946

OMB No. 1545-0047

2020

Open to Public
Inspection

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

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity

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

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	
						Yes	No
QUAD CITIES COMMUNITY FOUNDATION - 42-6122716, 852 MIDDLE ROAD, BETTENDORF, IA 52722	RECEIVE GIFTS & MAKE GRANTS IN QUAD CITIES REGION	IOWA	501(C)(3)	LINE 7 N/A			X

For Paperwork Reduction Act Notice, see the Instructions for Form 990. Schedule R (Form 990) 2020

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

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

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

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

REALTY HOLDINGS, INC OF THE QUAD CITIES
COMMUNITY FOUNDATION

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?

	Yes	No
a Receipt of (i) interest, (ii) annuities, (iii) royalties, or (iv) rent from a controlled entity		X
b Gift, grant, or capital contribution to related organization(s)	X	
c Gift, grant, or capital contribution from related organization(s)	X	
d Loans or loan guarantees to or for related organization(s)		X
e Loans or loan guarantees by related organization(s)		X
f Dividends from related organization(s)		X
g Sale of assets to related organization(s)		X
h Purchase of assets from related organization(s)		X
i Exchange of assets with related organization(s)		X
j Lease of facilities, equipment, or other assets to related organization(s)		X
k Lease of facilities, equipment, or other assets from related organization(s)		X
l Performance of services or membership or fundraising solicitations for related organization(s)		X
m Performance of services or membership or fundraising solicitations by related organization(s)	X	
n Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)	X	
o Sharing of paid employees with related organization(s)	X	
p Reimbursement paid to related organization(s) for expenses		X
q Reimbursement paid by related organization(s) for expenses		X
r Other transfer of cash or property to related organization(s)		X
s Other transfer of cash or property from related organization(s)		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) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1)				
(2)				
(3)				
(4)				
(5)				
(6)				

TAX RETURN FILING INSTRUCTIONS

ILLINOIS FORM AG990-IL

FOR THE YEAR ENDING
DECEMBER 31, 2020

PREPARED FOR:

REALTY HOLDINGS, INC OF THE QUAD CITIES
COMMUNITY FOUNDATION
852 MIDDLE ROAD NO. 100
BETTENDORF, IA 52722

PREPARED BY:

RSM US LLP
4650 E 53RD ST
DAVENPORT, IA 52807-3479

AMOUNT OF TAX:

NO PAYMENT IS REQUIRED.

MAKE CHECK PAYABLE TO:

NOT APPLICABLE

MAIL TAX RETURN TO:

OFFICE OF THE ATTORNEY GENERAL
CHARITABLE TRUST BUREAU
100 WEST RANDOLPH ST., 11TH FLOOR
CHICAGO, IL 60601-3175

RETURN MUST BE MAILED ON OR BEFORE:

PLEASE MAIL BY NOVEMBER 15, 2021.

SPECIAL INSTRUCTIONS:

NO PAYMENT IS REQUIRED.

THE REPORT SHOULD BE SIGNED AND DATED BY TWO AUTHORIZED INDIVIDUALS.

TO DOCUMENT THE TIMELY FILING OF YOUR TAX RETURN, WE SUGGEST THAT YOU OBTAIN AND RETAIN PROOF OF MAILING. PROOF OF MAILING CAN BE ACCOMPLISHED BY SENDING THE TAX RETURN BY REGISTERED OR CERTIFIED MAIL (METERED BY THE U.S. POSTAL SERVICE) OR THROUGH THE USE OF AN IRS APPROVED DELIVERY METHOD.

ILLINOIS CHARITABLE ORGANIZATION ANNUAL REPORT

PMT #	_____
AMT	_____
INIT	_____

Attorney General KWAME RAOUL State of Illinois
Charitable Trust Bureau, 100 West Randolph
11th Floor, Chicago, Illinois 60601

CO # 01-048348

Report for the Fiscal Period:

Beginning 01/01/2020

& Ending 12/31/2020
 MO DAY YR

Make Checks Payable to the Illinois Charity Bureau Fund

- Check all items attached:**
- Copy of IRS Return
 - Audited Financial Statements
 - Copy of Form IFC
 - \$15.00 Annual Report Filing Fee
 - \$100.00 Late Report Filing Fee

Federal ID # 42-1513946

Are contributions to the organization tax deductible? Yes No

Date Organization was created: 01/01/2001
 MO DAY YR

LEGAL NAME MAIL ADDRESS CITY, STATE ZIP CODE	REALTY HOLDINGS, INC OF THE QUAD CITIES COMMUNITY FOUNDATION 852 MIDDLE ROAD, NO. 100 BETTENDORF, IA 52722	Year-end amounts	
		A) ASSETS	A) \$ 5,106,288.
		B) LIABILITIES	B) \$ 818.
		C) NET ASSETS	C) \$ 5,105,470.
I. SUMMARY OF ALL REVENUE ITEMS DURING THE YEAR:		PERCENTAGE	AMOUNT
D) PUBLIC SUPPORT, CONTRIBUTIONS & PROGRAM SERVICE REV. (GROSS AMTS.)		0.348 %	D) \$ 5,000.
E) GOVERNMENT GRANTS & MEMBERSHIP DUES		%	E) \$
F) OTHER REVENUES		99.652 %	F) \$ 1,430,779.
G) TOTAL REVENUE, INCOME AND CONTRIBUTIONS RECEIVED (ADD D, E, & F)		100 %	G) \$ 1,435,779.
II. SUMMARY OF ALL EXPENDITURES DURING THE YEAR:			
H) OPERATING CHARITABLE PROGRAM EXPENSE		%	H) \$
I) EDUCATION PROGRAM SERVICE EXPENSE		%	I) \$
J) TOTAL CHARITABLE PROGRAM SERVICE EXPENSE (ADD H & I)		%	J) \$ 0.
J1) JOINT COSTS ALLOCATED TO PROGRAM SERVICES (INCLUDED IN J):	\$		
K) GRANTS TO OTHER CHARITABLE ORGANIZATIONS		91.375 %	K) \$ 64,000.
L) TOTAL CHARITABLE PROGRAM SERVICE EXPENDITURE (ADD J & K)		91.375 %	L) \$ 64,000.
M) MANAGEMENT AND GENERAL EXPENSE		8.625 %	M) \$ 6,041.
N) FUNDRAISING EXPENSE		%	N) \$
O) TOTAL EXPENDITURES THIS PERIOD (ADD L, M, & N)		100 %	O) \$ 70,041.
III. SUMMARY OF ALL PAID FUNDRAISER AND CONSULTANT ACTIVITIES: (Attach Attorney General Report of Individual Fundraising Campaign- Form IFC. One for each PFR.)			
PROFESSIONAL FUNDRAISERS:			
P) TOTAL AMOUNT RAISED BY PAID PROFESSIONAL FUNDRAISERS		100 %	P) \$ 0.
Q) TOTAL FUNDRAISERS FEES AND EXPENSES		%	Q) \$
R) NET RECEIVED BY THE CHARITY (P MINUS Q=R)		%	R) \$
PROFESSIONAL FUNDRAISING CONSULTANTS:			
S) TOTAL AMOUNT PAID TO PROFESSIONAL FUNDRAISING CONSULTANTS			S) \$ 0.
IV. COMPENSATION TO THE (3) HIGHEST PAID PERSONS DURING THE YEAR:			
T) NAME, TITLE:			T) \$
U) NAME, TITLE:			U) \$
V) NAME, TITLE:			V) \$
V. CHARITABLE PROGRAM DESCRIPTION:	CHARITABLE PROGRAM (3 HIGHEST BY \$ EXPENDED) CODE CATEGORIES	List on back side of instructions CODE	
W) DESCRIPTION: GRANTS TO OTHER CHARITABLE ORGANIZATIONS		W) #	150
X) DESCRIPTION:		X) #	
Y) DESCRIPTION:		Y) #	

IF THE ANSWER TO ANY OF THE FOLLOWING IS YES, ATTACH A DETAILED EXPLANATION:

	YES	NO
1. WAS THE ORGANIZATION THE SUBJECT OF ANY COURT ACTION, FINE, PENALTY OR JUDGMENT?		<input checked="" type="checkbox"/>
2. HAS THE ORGANIZATION OR A CURRENT DIRECTOR, TRUSTEE, OFFICER OR EMPLOYEE THEREOF, EVER BEEN CONVICTED BY ANY COURT OF ANY MISDEMEANOR INVOLVING THE MISUSE OR MISAPPROPRIATION OF FUNDS OR ANY FELONY?		<input checked="" type="checkbox"/>
3. DID THE ORGANIZATION MAKE A GRANT AWARD OR CONTRIBUTION TO ANY ORGANIZATION IN WHICH ANY OF ITS OFFICERS, DIRECTORS OR TRUSTEES OWNS AN INTEREST; OR WAS IT A PARTY TO ANY TRANSACTION IN WHICH ANY OF ITS OFFICERS, DIRECTORS OR TRUSTEES HAS A MATERIAL FINANCIAL INTEREST; OR DID ANY OFFICER, DIRECTOR OR TRUSTEE RECEIVE ANYTHING OF VALUE NOT REPORTED AS COMPENSATION?		<input checked="" type="checkbox"/>
4. HAS THE ORGANIZATION INVESTED IN ANY CORPORATE STOCK IN WHICH ANY OFFICER, DIRECTOR OR TRUSTEE OWNS MORE THAN 10% OF THE OUTSTANDING SHARES?		<input checked="" type="checkbox"/>
5. IS ANY PROPERTY OF THE ORGANIZATION HELD IN THE NAME OF OR COMMINGLED WITH THE PROPERTY OF ANY OTHER PERSON OR ORGANIZATION?		<input checked="" type="checkbox"/>
6. DID THE ORGANIZATION USE THE SERVICES OF A PROFESSIONAL FUNDRAISER? (ATTACH FORM IFC).....		<input checked="" type="checkbox"/>
7a. DID THE ORGANIZATION ALLOCATE THE COST OF ANY SOLICITATION, MAILING, ADVERTISEMENT OR LITERATURE COSTS BETWEEN PROGRAM SERVICE AND FUNDRAISING EXPENSES?		<input checked="" type="checkbox"/>
7b. IF "YES", ENTER (i) THE AGGREGATE AMOUNT OF THESE JOINT COSTS \$ _____ ; (ii) THE AMOUNT ALLOCATED TO PROGRAM SERVICES \$ _____ ; (iii) THE AMOUNT ALLOCATED TO MANAGEMENT AND GENERAL \$ _____ ; AND (iv) THE AMOUNT ALLOCATED TO FUNDRAISING \$ _____		
8. DID THE ORGANIZATION EXPEND ITS RESTRICTED FUNDS FOR PURPOSES OTHER THAN RESTRICTED PURPOSES?		<input checked="" type="checkbox"/>
9. HAS THE ORGANIZATION EVER BEEN REFUSED REGISTRATION OR HAD ITS REGISTRATION OR TAX EXEMPTION SUSPENDED OR REVOKED BY ANY GOVERNMENTAL AGENCY?		<input checked="" type="checkbox"/>
10. WAS THERE OR DO YOU HAVE ANY KNOWLEDGE OF ANY KICKBACK, BRIBE, OR ANY THEFT, DEFALCATION, MISAPPROPRIATION, COMMINGLING OR MISUSE OF ORGANIZATIONAL FUNDS?		<input checked="" type="checkbox"/>
11. LIST THE NAME AND ADDRESS OF THE FINANCIAL INSTITUTIONS WHERE THE ORGANIZATION MAINTAINS ITS THREE LARGEST ACCOUNTS: WELLS FARGO BANK, 104 W 2ND STREET, SUITE 1A, DAVENPORT, IA 52801		
12. NAME AND TELEPHONE NUMBER OF CONTACT PERSON: MICHELLE PAYNE - 563-326-2840		

ALL ATTACHMENTS MUST ACCOMPANY THIS REPORT - SEE INSTRUCTIONS

UNDER PENALTY OF PERJURY, I (WE) THE UNDERSIGNED DECLARE AND CERTIFY THAT I (WE) HAVE EXAMINED THIS ANNUAL REPORT AND THE ATTACHED DOCUMENTS, INCLUDING ALL THE SCHEDULES AND STATEMENTS, AND THE FACTS THEREIN STATED ARE TRUE AND COMPLETE AND FILED WITH THE ILLINOIS ATTORNEY GENERAL FOR THE PURPOSE OF HAVING THE PEOPLE OF THE STATE OF ILLINOIS RELY THEREUPON. I HEREBY FURTHER AUTHORIZE AND AGREE TO SUBMIT MYSELF AND THE REGISTRANT HEREBY TO THE JURISDICTION OF THE STATE OF ILLINOIS.

BE SURE TO INCLUDE ALL FEES DUE:

- 1.) REPORTS ARE DUE WITHIN SIX MONTHS OF YOUR FISCAL YEAR END.
- 2.) FOR FEES DUE SEE INSTRUCTIONS.
- 3.) REPORTS THAT ARE LATE OR INCOMPLETE ARE SUBJECT TO A \$100.00 PENALTY.

JEFF EHRMANN

PRESIDENT or TRUSTEE (PRINT NAME) SIGNATURE DATE

RANDY MOORE

TREASURER or TRUSTEE (PRINT NAME) SIGNATURE DATE

JENIFER L. CHASE

PREPARER (PRINT NAME) SIGNATURE DATE

REALTY HOLDINGS, INC.

QUAD CITIES
Community Foundation



Generosity lives here.

May 18, 2021

Sir/Madam
Office of the Attorney General
Charitable Trust Bureau
Attn: Annual Report Section
100 West Randolph, 3rd Floor
Chicago, IL 60601-3175


RE: Realty Holdings, Inc of the Quad Cities Community Foundation
CO #01-048348

Dear Sir/Madam:

It is respectfully requested that the due date for the Form AG990-IL for the above named organization be extended until August 31st, 2021. Enclosed please find a copy of the federal extension form 8868 requesting an extension for the federal return until November 15th, 2021. I have enclosed a check made payable to the Illinois Charity Bureau Fund in the amount of \$15.00 for the filing fee. Please apply this to the organization named above.

If you have any questions or need additional information, please let me know.

Sincerely,



Signature of officer

Pres./CEO

Title

REALTY HOLDINGS, INC.

QUAD CITIES
Community Foundation



Generosity lives here.

August 19, 2021

Sir/Madam
Office of the Attorney General
Charitable Trust Bureau
Attn: Annual Report Section
100 West Randolph, 11th Floor
Chicago, IL 60601-3175

RE: Realty Holdings Inc. of the Quad Cities Community Foundation
CO #01-048348

Dear Sir/Madam:

It is respectfully requested that the late filing fee for the Form AG990-IL for the above named organization be waived as additional time is needed to gather the information required to file a complete and accurate return.

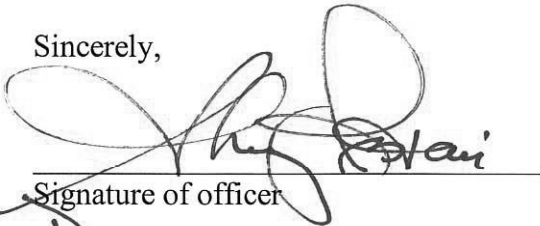
Enclosed is a copy of the preliminary Form AG990-IL, the federal extension form 8868, and a copy of the preliminary draft of the audited financial statements.

We anticipate that all the necessary information needed to complete the AG990-IL will be available before the due date of the federal extension, November 15, 2021, at which time we will provide you the final Form AG990-IL, a copy of the federal Form 990, and a copy of the final audited financial statements.

Please note that the \$15.00 filing fee was paid with the June 30, 2021 extension request.

If you have any questions or need additional information, please let me know.

Sincerely,



Signature of officer

RCS/CEO

Title

Quad Cities Community Foundation and Subsidiary

Consolidated Financial Report
December 31, 2020

Contents

Independent auditor's report	1-2
------------------------------	-----

Financial statements	
Consolidated statements of financial position	3
Consolidated statements of activities	4-5
Consolidated statements of cash flows	6
Notes to consolidated financial statements	7-19

Supplementary information	
Consolidating statements of activities detail	20-23
Comparative financial statistics	24-25

Independent Auditor's Report

Board of Directors
Quad Cities Community Foundation and Subsidiary

Report on the Financial Statements

We have audited the accompanying consolidated financial statements of Quad Cities Community Foundation and Subsidiary which comprise the consolidated statements of financial position as of December 31, 2020 and 2019, the related consolidated statements of activities and cash flows for the years then ended and the related notes to the consolidated financial statements (collectively, the financial statements).

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a reasonable basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Quad Cities Community Foundation and Subsidiary as of December 31, 2020 and 2019, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matter

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The consolidating and other supplementary information is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The consolidating and other supplementary information has been subjected to the auditing procedures applied in the audits of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

RSM US LLP

Davenport, Iowa
May 13, 2021

Quad Cities Community Foundation and Subsidiary

**Consolidated Statements of Financial Position
December 31, 2020 and 2019**

	2020	2019
Assets		
Cash	\$ 4,557,279	\$ 1,940,307
Prepaid expenses and other assets	70,367	38,993
Contributions receivable, due within one year	20,356	521,652
Investments	163,169,306	155,212,107
Loans receivable, net of allowance for uncollectible loans of approximately \$5,000 in 2020 and 2019	74,203	81,666
Contributions receivable from charitable remainder unitrusts	2,914,160	2,778,481
Furniture, equipment and leasehold improvements, net of accumulated depreciation 2020 \$388,683; 2019 \$355,540	92,356	122,822
	\$ 170,898,027	\$ 160,696,028
Liabilities and Net Assets		
Liabilities:		
Funds held for organizations	\$ 9,800,610	\$ 8,725,353
Accounts payable and accrued expenses	133,788	178,316
Deferred compensation	127,748	121,725
Grants payable	271,197	462,500
Scholarships payable	17,236	86,250
Refundable advances	173,147	-
Amounts due under annuity and trust agreements	1,871,767	1,890,385
	12,395,493	11,464,529
Commitments (Notes 6 and 13)		
Net assets:		
Without donor restrictions	152,774,335	143,810,356
With donor restrictions	5,728,199	5,421,143
	158,502,534	149,231,499
	\$ 170,898,027	\$ 160,696,028

See notes to consolidated financial statements.

Quad Cities Community Foundation and Subsidiary

**Consolidated Statements of Activities
Years Ended December 31, 2020 and 2019**

	2020		
	Without Donor Restrictions	With Donor Restrictions	Total
Support and revenue:			
Contributions	\$ 9,084,163	\$ -	\$ 9,084,163
Investment income, net of investment expenses 2020 \$356,968; 2019 \$527,566	2,744,204	(6,261)	2,737,943
Gain on investments, realized and unrealized	12,571,579	57,270	12,628,849
Other income	319,057	-	319,057
Change in value of split-interest agreements	(29,918)	303,187	273,269
	24,689,085	354,196	25,043,281
Net assets released from restrictions	47,140	(47,140)	-
Total support and revenue	24,736,225	307,056	25,043,281
Grants and expenses:			
Grants	13,969,803	-	13,969,803
Management and development	1,802,443	-	1,802,443
Total grants and expenses	15,772,246	-	15,772,246
Increase in net assets	8,963,979	307,056	9,271,035
Net assets:			
Beginning	143,810,356	5,421,143	149,231,499
Ending	\$ 152,774,335	\$ 5,728,199	\$ 158,502,534

See notes to consolidated financial statements.

2019

Without Donor Restrictions	With Donor Restrictions	Total
\$ 16,167,155	\$ -	\$ 16,167,155
3,599,659	138,773	3,738,432
18,247,084	522,117	18,769,201
310,791	-	310,791
(24,464)	144,710	120,246
38,300,225	805,600	39,105,825
47,956	(47,956)	-
38,348,181	757,644	39,105,825
10,145,454	-	10,145,454
1,773,798	-	1,773,798
11,919,252	-	11,919,252
26,428,929	757,644	27,186,573
117,381,427	4,663,499	122,044,926
\$ 143,810,356	\$ 5,421,143	\$ 149,231,499

Quad Cities Community Foundation and Subsidiary

**Consolidated Statements of Cash Flows
Years Ended December 31, 2020 and 2019**

	2020	2019
Cash flows from operating activities:		
Increase in net assets	\$ 9,271,035	\$ 27,186,573
Adjustments to reconcile increase in net assets to net cash provided by operating activities:		
Depreciation	35,418	34,534
Gain on investments, realized and unrealized	(12,628,849)	(18,769,201)
Change in value of split-interest agreements	(273,269)	(120,246)
Investment and real estate donations received	(1,924,586)	(7,275,749)
Proceeds from the sale of investment donations	1,905,756	7,211,629
(Increase) decrease in prepaid expenses and other assets	(31,374)	224,619
Decrease in contributions receivable	501,296	2,379,039
Increase in annuity and trust agreement liabilities	7,710	5,682
Increase (decrease) in accounts payable and accrued expenses	(44,528)	7,356
Increase in deferred compensation	6,023	7,991
Increase in refundable advances	173,147	-
Decrease in grants payable	(191,303)	(111,177)
Decrease in scholarships payable	(69,014)	(109,550)
Net cash (used in) provided by operating activities	(3,262,538)	10,671,500
Cash flows from investing activities:		
Purchases of investments	(38,098,291)	(105,981,724)
Proceeds from sales and maturities of investments	43,760,290	96,834,411
Payments received on loans receivable	10,421	13,764
Disbursements of loans receivable	(2,958)	(16,145)
Purchase of furniture and equipment	(4,952)	-
Net cash provided by (used in) investing activities	5,664,510	(9,149,694)
Cash flows from financing activities:		
Payment on annuity and trust agreements	(199,838)	(191,460)
Increase (decrease) in amounts held for other organizations	414,838	(612,299)
Net cash provided by (used in) financing activities	215,000	(803,759)
Net increase in cash	2,616,972	718,047
Cash:		
Beginning	1,940,307	1,222,260
Ending	\$ 4,557,279	\$ 1,940,307
Supplemental disclosure of noncash financing activities, gain on investments, realized and unrealized on funds held for other organizations	\$ (660,419)	\$ (1,271,080)

See notes to consolidated financial statements.

Quad Cities Community Foundation and Subsidiary

Notes to Consolidated Financial Statements

Note 1. Organization and Nature of Activities and Significant Accounting Policies

Organization and nature of activities: The Quad Cities Community Foundation is a public foundation that is a collection of trusts and funds and two charitable corporations.

The Quad Cities Community Foundation provides grants to various organizations in the Quad Cities community to help foster and promote educational, scientific, medical, artistic, preservation of art, historical records and relics, and public and charitable activities. It supports many other agencies for the improvement of the moral, mental, social and physical well-being of the area.

The Quad Cities Community Foundation has a tax-exempt subsidiary, Realty Holdings, Inc. of the Quad Cities Community Foundation, in order to administer real estate contributions.

Significant accounting policies:

Principles of consolidation: The financial statements include the accounts of the Quad Cities Community Foundation and Realty Holdings, Inc. of the Quad Cities Community Foundation (collectively, the Foundation). All material intercompany balances and transactions have been eliminated in the consolidation.

Accounting estimates: The preparation of financial statements, in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP), requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Basis of presentation: Net assets as well as revenue, expenses, gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the Foundation and changes therein are classified and reported as follows:

Without donor restrictions: Net assets without donor restrictions are not subject to donor-imposed stipulations or are donor advised but the Foundation has variance power. Certain net assets without donor restrictions are designated by the Board of Directors and management for grants to endowments invested at the Foundation.

With donor restrictions: Net assets with donor restrictions are subject to donor-imposed stipulations that may or will be met either by actions of the Foundation and/or the passage of time. The Foundation did not have any net assets subject to donor-imposed stipulations that are required to be maintained permanently by the Foundation as of December 31, 2020 and 2019.

Revenue recognition: Contributions are nonexchange transactions and are recognized as revenue when they are received or unconditionally pledged. Contributions of split-interest agreements are recorded at fair value when received. Contributions from estates are recognized in the same manner once the will has been probated.

Quad Cities Community Foundation and Subsidiary

Notes to Consolidated Financial Statements

Note 1. Organization and Nature of Activities and Significant Accounting Policies (Continued)

Most gifts received are reported as net assets without donor restrictions because the governing instruments of the Foundation, agreed to by the donor, provide for the Board of Directors of the Foundation to exercise its variance power to modify the donor restriction if such restriction becomes unnecessary, incapable of fulfillment or inconsistent with the charitable needs of the community. Funds received under various charitable remainder unitrust agreements, which require the Foundation to follow the provisions of the trust agreements until termination, are classified as net assets with donor restrictions. The Non-Endowed Donor Advised Fund contributions are available for immediate distribution to donor recommended local, regional or national organizations qualified as tax-exempt charitable organizations subject to the approval of the Foundation. Since the Foundation has variance power, the Non-Endowed Donor Advised Fund contributions are also classified as unrestricted.

Cash: Cash includes all cash, except for money market accounts held by investment managers. The Foundation has deposits of approximately \$3,884,000 and \$1,585,000 in major financial institutions in excess of the federal depository insurance limits as of December 31, 2020 and 2019, respectively. Management believes the credit risk related to these assets is minimal.

Donated services: The value of donated services is not reflected in the financial statements, as no objective basis is available to measure the value of these services. A number of volunteers have donated their time and have incurred nonreimbursed expenses for the Foundation's program services.

Contributions receivable from charitable remainder unitrusts: The Foundation is the irrevocable beneficiary of charitable remainder trusts where the Foundation does not act as trustee. In these cases, the Foundation records as an asset the present value of the future benefits to be received from the trusts. The contribution receivable is adjusted annually to fair value and any gain or loss is reflected in the statements of activities, fund with donor restrictions, as a change in value of split-interest agreements.

Investments: All investments are carried at fair value, except for certain other investments. Cash surrender value of life insurance is carried at its estimated realizable value and land and real estate are carried at cost or fair value on date of donation. Real estate investments are evaluated for impairment annually. Private equity and common collective trust funds are valued using the net asset value (NAV) per share (or its equivalent) as a practical expedient.

The Foundation records donated investments at their fair value at the date of donation. Realized and unrealized investment gains and losses are determined by comparison of specific costs of acquisition to proceeds at the time of disposal or fair value at the date of the financial statement. These gains and losses and other investment income are reflected in the statements of activities.

The Foundation's policy is to sell gifts received as investments unless an account containing a significant number of investments is received, such as from an estate or another organization. Therefore, proceeds from the sale of gifts received as investments are converted nearly immediately to cash and are classified in net cash provided by operating activities.

Loans receivable: Loans receivable are stated at the amount of unpaid principal less an allowance for uncollectible loans. Management determines the allowance for uncollectible loans by identifying loans at risk. Loans are written off when deemed uncollectible. Recoveries of loans previously written off are recorded when received. These loans to students do not require repayment until the student graduates from, or is no longer enrolled in, an institution of higher education.

Quad Cities Community Foundation and Subsidiary

Notes to Consolidated Financial Statements

Note 1. Organization and Nature of Activities and Significant Accounting Policies (Continued)

Furniture, equipment and leasehold improvements: These assets are stated at cost less accumulated depreciation. An asset is a single item of tangible personal property with an individual cost of at least \$500. Assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Management believes that currently there is no impairment of the assets.

Depreciation is computed by the straight-line method over the following useful lives:

	<u>Years</u>
Furniture and equipment	5
Leasehold improvements	10

Furniture and equipment as of December 31, 2020 and 2019 consists of the following:

	<u>2020</u>	<u>2019</u>
Furniture and equipment	\$ 224,907	\$ 222,230
Leasehold improvements	256,132	256,132
Total	<u>481,039</u>	<u>478,362</u>
Less accumulated depreciation	388,683	355,540
Furniture, equipment and leasehold improvements, net	<u>\$ 92,356</u>	<u>\$ 122,822</u>

Depreciation expense was \$35,418 and \$34,534 for the years ended December 31, 2020 and 2019, respectively.

Funds held for organizations: The Foundation invests funds for unrelated organizations that have sole discretion over the use of these assets. All financial activity related to these funds is recorded as adjustments to the liability for funds held for organizations and is not included in the consolidated statements of activities.

Grants and scholarships payable: Grants and scholarships are expensed when they are approved by the Foundation's Board of Directors. Grants expense includes approximately \$3,926,000 and \$5,372,000 for the years ended December 31, 2020 and 2019, respectively, for funds disaffiliated during the year.

Amounts due under annuity and trust agreements: A liability is recorded for the amount due to the income beneficiary of charitable gift annuities and charitable remainder trusts when the Foundation acts as trustee. The liability is based on the present value of the estimated future payments to be distributed during the beneficiary's expected life. Annual adjustments to the liability reflect revaluation of the present value of the estimated future payments to the beneficiary and are recognized in the consolidated statements of activities, unrestricted funds, as a change in value of split-interest agreements.

Quad Cities Community Foundation and Subsidiary

Notes to Consolidated Financial Statements

Note 1. Organization and Nature of Activities and Significant Accounting Policies (Continued)

Refundable advances: The Foundation elected to account for the Paycheck Protection Program (PPP) funds received under Accounting Standards Codification (ASC) 958-605, Not-for-Profit Entities-Revenue Recognition, which states contributions become unconditional and are recognized to the extent that qualifying expenses are incurred. Funds received in excess of qualifying expenses that have not been incurred as of December 31, 2020 are treated as a conditional contribution account or as a refundable advance. The refundable advance is pursuant to the PPP created by Section 1102 of the Coronavirus Aid, Relief and Economic Security (CARES) Act. By participating in the PPP, the Foundation agrees that the advance shall be interpreted and considered to be consistent with the PPP requirements. Refundable advances as of December 31, 2020 are approximately \$173,000. The Foundation applied for forgiveness subsequent to year end and received notice that the full amount would be forgiven on February 11, 2021.

Affiliates: The Foundation has affiliates which include volunteer advisory boards throughout Iowa and Illinois that are committees of the Foundation's Board of Directors. These advisory boards work to build endowment for continued support of their community by soliciting gifts from donors in their area, advising donors in achieving their charitable objectives, assisting other not-for-profits in their community and recommending grants to qualified entities. Administration and oversight of the affiliates are performed by the Foundation. The Foundation had six affiliates as of December 31, 2020 and 2019. The net assets of the Foundation related to these affiliates totaled approximately \$7,964,000 and \$11,807,000 as of December 31, 2020 and 2019, respectively.

Income tax matters: The Foundation is exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code. The Foundation may be subject to federal and state income taxes on any net income from unrelated business activities. The Foundation files Form 990 (Return of Organization Exempt from Income Tax) annually and unrelated business taxable income (UBTI) is reported on the 990-T, as appropriate. Management has evaluated their material tax positions, which include such matters as the tax exempt status and various positions relative to potential sources of UBTI. As of December 31, 2020 and 2019, there were no uncertain tax benefits identified and recorded as a liability. Forms 990 and 990-T filed by the Foundation are no longer subject to examination by the Internal Revenue Service for the fiscal years ended December 31, 2016 and prior.

Recent accounting developments: The Financial Accounting Standards Board (FASB) recently issued Accounting Standards Update (ASU) No. 2020-07, *Not-for-Profit Entities (Topic 958): Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets*. This ASU requires a not-for-profit entity to present contributed nonfinancial assets in the statements of activities as a line item that is separate from contributions of cash or other financial assets. The term nonfinancial asset includes fixed assets, use of fixed assets or utilities, materials and supplies, intangible assets, services and unconditional promises of those assets. The ASU should be applied on a retrospective basis and is effective for annual periods beginning after June 15, 2021, and interim periods within annual periods beginning after June 15, 2022. Early adoption is permitted. The Foundation is currently evaluating the impact of this new standard on its consolidated financial statements.

In February 2016, the FASB issued ASU No. 2016-02, *Leases (Topic 842)*. The guidance in this ASU supersedes the leasing guidance in Topic 840, *Leases*. Under the new guidance, lessees are required to recognize lease assets and lease liabilities on the balance sheet for all leases with terms longer than 12 months. Leases will be classified as either finance or operating, with classifications affecting the pattern of expense recognition in the consolidated statements of activities. The new standard is effective for fiscal years beginning after December 15, 2021. The Foundation is in the process of evaluating the impact of this new guidance.

Subsequent events: Management has evaluated subsequent events through May 13, 2021, the date the consolidated financial statements were available to be issued.

Quad Cities Community Foundation and Subsidiary

Notes to Consolidated Financial Statements

Note 2. Investments and Fair Value Measurements

Accounting guidance defines fair value, establishes a framework for measuring fair value using a hierarchy system and requires disclosure of fair value measurements. The hierarchy is intended to maximize the use of observable inputs and minimize the use of unobservable inputs and includes three levels based upon the valuation techniques used. The three levels are as follows:

Level 1: Quoted prices (unadjusted) for identical assets or liabilities in active markets that the entity has the ability to access as of the measurement date.

Level 2: Significant other observable inputs other than Level 1 prices such as quoted prices for similar assets or liabilities; quoted prices in markets that are not active; or other inputs that are observable or can be corroborated by observable market data.

Level 3: Significant unobservable inputs that reflect a reporting entity's own assumptions about the assumptions that market participants would use in pricing an asset or liability.

A description of the valuation methodologies used for significant assets and liabilities measured at fair value, as well as the general classification of such instruments pursuant to the valuation hierarchy, is set forth below:

Contributions receivable from charitable remainder unitrusts: The value of contributions receivable from charitable remainder unitrusts is derived by computing the present value of the future benefit based on the underlying investments of the unitrusts. The value of those investments is determined in the same manner as investments described above. Present value calculations are based on current IRS rates and life expectancies.

Investments: Where quoted prices are available in an active market, securities are classified within Level 1 of the valuation hierarchy. Level 1 securities would include highly liquid government bonds, certain mutual funds and exchange traded equities.

If quoted market prices are not available, then fair values are estimated by using pricing models, quoted prices of securities with similar characteristics or discounted cash flow and are classified as Level 2 of the valuation hierarchy. Level 2 securities would include U.S. agency securities, mortgage-backed agency securities and certain corporate, asset backed and other securities.

In certain cases where there is limited activity or less transparency around inputs to the valuation, securities are measured at fair value using the NAV per share (or its equivalent) as a practical expedient and have not been categorized in the fair value hierarchy. Certain of the Foundation's private equities and common collective trust funds do not have readily determinable fair values. As these funds provide the Foundation with their NAV per share and that NAV has been calculated in accordance with the investment company's guide, the Foundation has valued these investments at their NAV per share plus or minus any adjustments for any NAVs not available as of year-end.

There have been no changes in valuation techniques used for any assets or liabilities measured at fair value during the years ended December 31, 2020 or 2019.

Quad Cities Community Foundation and Subsidiary

Notes to Consolidated Financial Statements

Note 2. Investments and Fair Value Measurements (Continued)

Significant assets and liabilities recorded at fair value on a recurring basis: The following tables summarize significant assets measured at fair value on a recurring basis as of December 31, 2020 and 2019, segregated by the level of the valuation inputs within the fair value hierarchy utilized to measure fair value:

	Fair Value Measurements as of December 31, 2020 Using			
	Fair Value	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Assets:				
Contributions receivable from charitable remainder unitrusts	\$ 2,914,160	\$ -	\$ 2,914,160	\$ -
Investments:				
Money market funds and commercial paper	\$ 5,407,917	\$ 5,407,917	\$ -	\$ -
Fixed income	49,233,900	43,841,928	5,391,972	-
Equity investments	97,348,980	97,348,980	-	-
Real assets	6,125,744	6,125,744	-	-
Diversifying strategies	1,148,577	1,148,577	-	-
	159,265,118	\$ 153,873,146	\$ 5,391,972	\$ -
Other investments not at fair value:				
Cash surrender value of life insurance	339,935			
Land and real estate	2,273,464			
Private equity, at net asset value	1,290,789			
Total investments	\$ 163,169,306			

	Fair Value Measurements as of December 31, 2019 Using			
	Fair Value	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Assets:				
Contributions receivable from charitable remainder unitrusts	\$ 2,778,481	\$ -	\$ 2,778,481	\$ -
Investments:				
Money market funds and commercial paper	\$ 6,963,933	\$ 6,963,933	\$ -	\$ -
Fixed income	40,360,739	34,882,422	5,478,317	-
Equity investments	96,370,957	94,800,384	-	1,570,573
Real assets	6,354,200	6,354,200	-	-
Diversifying strategies	475,007	475,007	-	-
Hedge funds	146,956	146,956	-	-
	150,671,792	\$ 143,622,902	\$ 5,478,317	\$ 1,570,573
Other investments not at fair value:				
Cash surrender value of life insurance	328,756			
Land and real estate	3,664,023			
Private equity, at net asset value	547,536			
Total investments	\$ 155,212,107			

Quad Cities Community Foundation and Subsidiary

Notes to Consolidated Financial Statements

Note 2. Investments and Fair Value Measurements (Continued)

There were no transfers of assets between Levels 1, 2 and 3 of the fair value hierarchy during the years ended December 31, 2020 or 2019.

The following table sets forth additional disclosure of the Foundation's investments whose fair value is estimated using NAV per share (or its equivalent) as of December 31, 2020 and 2019:

Investment	2020		2019		Redemption Frequency	Redemption Notice Period
	Fair Value	Unfunded Commitment	Fair Value	Unfunded Commitment		
Private equity (A)	\$ 1,290,789	\$ 1,621,409	\$ 547,536	\$ 1,321,425	Quarterly	60 Days

(A) These investments are private equity funds focused on distressed, special situations, deep-value or event-driven strategies. The funds are valued monthly.

The investments of the Foundation are exposed to various risks such as interest rate, market and credit. Due to the level of risk associated with such investments and the level of uncertainty related to changes in the value of such investments, it is at least reasonably possible that changes in risks in the near term could materially affect investment balances and the amounts reported in the consolidated financial statements.

The following table presents additional information about assets measured at fair value on a recurring basis for which the Foundation has utilized Level 3 inputs to determine fair value:

	Common Stock	
	2020	2019
Balance, beginning of year	\$ 1,570,573	\$ 1,262,497
Realized gains	18,886	54,200
Unrealized gains relating to instruments held at the reporting date	-	178,026
Purchases	-	1,473,250
Sales	(1,589,459)	(1,397,400)
Balance, end of year	\$ -	\$ 1,570,573

The Foundation is the trustee for one charitable remainder annuity trust, as of December 31, 2020 and 2019, whereby the Foundation is required to pay certain amounts to the income beneficiary for their lifetime. At the termination of the agreement, the Foundation will receive the corpus of this fund. These investments are segregated from pooled investments of the Foundation and are included in the investment totals as follows:

	2020	2019
Money market funds	\$ 66,868	\$ 16,900
Fixed income	760,795	777,169
Equity investments	2,729,111	2,678,247
	\$ 3,556,774	\$ 3,472,316

Quad Cities Community Foundation and Subsidiary

Notes to Consolidated Financial Statements

Note 3. Amounts Due under Annuity and Trust Agreements

The Foundation has received funds and is trustee of assets under gift annuity and charitable remainder trust agreements. Under the terms of these agreements, the Foundation shall pay the annuitants and trust beneficiaries an amount each year for the terms of the agreement. The present value of these future payments as of December 31, 2020 and 2019, is \$1,871,767 and \$1,890,385 using a discount rate of 0.6% to 2.0%, respectively, as provided in the Internal Revenue Service guidelines and actuarial tables.

Note 4. Functional Classification

In the below analysis, expenses have been allocated across all functional expense categories to reflect the full cost of those activities. Salaries and benefits are allocated based on time studies. Other expenses are recorded in the functional expense category to which the expense applied.

	2020			
	Program Services		Foundation	Total
	Programs and	Development	Support	Expenses
	Grant Awards			
Salaries and benefits	\$ 213,487	\$ 233,303	\$ 578,306	\$ 1,025,096
Services, supplies and other	38,876	127,409	478,828	645,113
Rent and property expenses	-	-	132,234	132,234
Grants	13,969,803	-	-	13,969,803
Total expenses	<u>\$ 14,222,166</u>	<u>\$ 360,712</u>	<u>\$ 1,189,368</u>	<u>\$ 15,772,246</u>

	2019			
	Program Services		Foundation	Total
	Programs and	Development	Support	Expenses
	Grant Awards			
Salaries and benefits	\$ 195,253	\$ 256,036	\$ 552,169	\$ 1,003,458
Services, supplies and other	48,702	98,091	482,056	628,849
Rent and property expenses	-	-	141,491	141,491
Grants	10,145,454	-	-	10,145,454
Total expenses	<u>\$ 10,389,409</u>	<u>\$ 354,127</u>	<u>\$ 1,175,716</u>	<u>\$ 11,919,252</u>

Note 5. Financial Assets Available and Liquidity

The Foundation regularly monitors liquidity required to meet its operating needs and other contractual commitments, while also striving to maximize the investment of its available funds. The Foundation has various sources of liquidity at its disposal, including cash and cash equivalents and investments in various debt and equity securities.

For the purpose of analyzing resources available to meet general expenditures over a 12-month period, the Foundation considers all expenditures related to its ongoing mission-related activities as well as the conduct of services undertaken to support those activities to be general expenditures.

Quad Cities Community Foundation and Subsidiary

Notes to Consolidated Financial Statements

Note 5. Financial Assets Available and Liquidity (Continued)

In addition to financial assets available to meet general expenditures over the next 12 months, the Foundation operates with a balanced budget and anticipates collecting sufficient revenue to cover general expenditures not covered by donor-restricted resources. Refer to the statements of cash flows which identifies the sources and uses of the Foundation's cash and shows positive cash generated by operations as of December 31, 2020 and 2019.

	2020	2019
Financial assets at year-end:		
Cash	\$ 4,557,279	\$ 1,940,307
Prepaid expenses and other assets	70,367	38,993
Contributions receivable, net, due in the next 12 months	20,356	521,652
Liquid investments	159,265,118	150,671,792
Total financial assets as of December 31	<u>163,913,120</u>	<u>153,172,744</u>
Less amounts not available to meet cash needs for general expenditures within one year:		
Funds held for organizations	9,800,610	8,725,353
Net assets with donor restrictions	5,728,199	5,421,143
Investments due under annuity and trust agreements	1,871,767	1,890,385
Financial assets available to meet cash needs for general expenditures within one year	<u>\$ 146,512,544</u>	<u>\$ 137,135,863</u>

Note 6. Lease Commitment and Rent Expense

The Foundation has a lease for office space that commenced on April 1, 2007 and is through October 31, 2023, with an option to renew through October 31, 2028. Rent payments are \$9,194 through the remainder of the lease. Lease commitments are as follows:

Years ending December 31:	
2021	\$ 110,334
2022	110,334
2023	91,945
	<u>\$ 312,613</u>

During the year ended December 31, 2013, the Foundation agreed to make certain building improvements to this leased office space in exchange for a reduction in rent. The Foundation paid for improvements and in exchange the landlord agreed to abate monthly rent at \$2,516 per month up to \$180,000 in total. Rent abatement ceased in October 2019, however the internal loan pay down on these improvements continues through October 2023.

Total rent expense for both years ended December 31, 2020 and 2019, was \$92,334.

Quad Cities Community Foundation and Subsidiary

Notes to Consolidated Financial Statements

Note 7. Intentions to Give

The Foundation has received indications of gifts in the form of bequests which are revocable during the donor's lifetime. Due to the uncertain nature of these intentions, the Foundation has not recognized an asset or contribution revenue for these gifts. The estimated total gross expectancies amounted to approximately \$120,958,000 and \$119,931,000 as of December 31, 2020 and 2019, respectively.

Note 8. Employee Benefits

The Foundation provides a Savings Incentive Match Plan for employees. This plan is available to all employees who are expected in the current year to receive, or have in prior calendar years received, \$5,000 in compensation. The plan provides a match by the Foundation of up to 4% of the employee's compensation. The Foundation's matching contribution for the years ended December 31, 2020 and 2019 was \$29,003 and \$22,936, respectively.

Note 9. Deferred Compensation Agreements

The Foundation has entered into deferred compensation agreements with officers of the Foundation, which provide benefits payable at age 59, or upon early retirement due to sickness or other disability, or upon early retirement with the consent of the Foundation. Under certain circumstances, benefits are payable to person or persons designated by the individual upon their death. The deferred compensation charged to expense totaled approximately \$13,000 and \$15,000 for the years ended December 31, 2020 and 2019, respectively.

Note 10. Net Assets with Donor Restrictions

Net assets with donor restrictions as of December 31, 2020 and 2019, consist of:

	2020	2019
Charitable remainder unitrusts and charitable remainder annuity trust	\$ 4,777,495	\$ 4,529,945
Nabstedt Educational Fund, student loans	950,704	891,198
	<u>\$ 5,728,199</u>	<u>\$ 5,421,143</u>

The sources of net assets released from donor restrictions by incurring expenses satisfying the restricted purposes or by occurrence of events specified by the donors for the years ended December 31, 2020 and 2019 were \$47,140 and \$47,956, respectively.

The Foundation has received many field of interest and donor-advised funds for which the donor has expressed their preferred use for the fund. However, due to the variance power in the Foundation's bylaws, these funds are shown as without donor restrictions. Absent any unusual and unforeseen circumstances, the Board of Directors intends to use these funds for the purpose expressed by the donor. Included in these funds are field of interest funds with a value of \$2,940,681 and \$2,850,631 as of December 31, 2020 and 2019, respectively, which are intended for use in the state of Illinois.

Note 11. Activities Undertaken to Cultivate Potential Donors

The Foundation's primary focus is education on philanthropy; therefore, direct activities to cultivate potential donors are very limited. Management and development expenses on the consolidated statements of activities for the years ended December 31, 2020 and 2019, include expenses of approximately \$61,000 and \$56,000, respectively, for activities undertaken to cultivate potential donors to contribute money, services, other assets or time.

Quad Cities Community Foundation and Subsidiary

Notes to Consolidated Financial Statements

Note 12. Investment Funds

The Foundation's investment funds consist of over 1,000 individual funds established for a variety of purposes; however, most of these funds are considered unrestricted as they were made subject to the Foundation's bylaws which give the Foundation's Board of Directors variance power over spending of the funds, which includes the ability to spend principal. The Foundation's portfolio includes donor-restricted funds, time-restricted funds in the form of charitable remainder trusts, and unrestricted funds. All unrestricted funds are considered quasi-endowment due to the mission of the Foundation. As required by accounting principles generally accepted in the United States of America, net assets are classified and reported based on the existence or absence of donor-imposed restrictions. Although variance power applies to all Foundation assets, certain funds donated to the Foundation were given by donors who claimed the Endow Iowa Tax Credit for their donation. The law requires the principal of those funds be maintained in perpetuity at a qualified community foundation. The purpose of the fund must benefit the State of Iowa and the annual spend rate may not exceed 5%.

Investment policy: Investment related objectives for the Foundation are a moderate level of risk with diversification of assets within the parameters of the mix of assets defined in the Foundation's Investment Policy. Because the portfolio is expected to endure into perpetuity, and because inflation can have an impact on its performance objective, the long-term risk of not investing in growth securities outweighs the short-term volatility risk. As a result, the majority of assets will be invested in equity or equity-like securities. Fixed income securities will be used to lower the short-term volatility of the portfolio and to provide income stability, especially during periods of weak or negative equity markets. Cash is not a strategic asset of the portfolio, but is residual to the investment process and used to meet short-term liquidity needs. Other asset classes are included to provide diversification and incremental return.

Spending policy objectives for endowment funds covered by the total return concept and asset allocation recommendations set forth in the investment objectives are:

- The primary objective is to provide a consistent flow of funds in support of Foundation expenditures including both grant-making and administrative activities.
- The next objective is to preserve the real value (inflation adjusted) of current assets and future gifts. The rate of growth on endowment funds as a result of investment performance should maintain or increase its purchasing power over time.

The spending policy will be monitored to gauge results against the objective that endowment funds maintain or increase the real value of the endowment principal over the long term.

The Foundation seeks to attain investment results over a full market cycle. It is anticipated that all investment objectives will be attained over the long term and recognizes that, over various time periods, investment managers may produce significant over or under performance relative to the broad markets. For this reason, long-term investment returns are measured over a three-year rolling average.

Policy for appropriation of assets for expenditure: The Foundation's spending policy for grants is based on a calculation of 4.5% of the average fair market value of the fund for the last 20 rolling quarters.

Interpretation of relevant law: The Board of Directors of the Foundation has interpreted that the Foundation is not impacted by the State of Iowa's Uniform Prudent Management of Institutional Funds Act since the Foundation's bylaws provide for variance power including spending from principal. The Foundation has no net assets with donor-imposed stipulations that require they be maintained permanently.

Quad Cities Community Foundation and Subsidiary

Notes to Consolidated Financial Statements

Note 12. Investment Funds (Continued)

Net asset composition by type of fund as of December 31, 2020:

	Without Donor Restrictions	With Donor Restrictions	Total
Donor-restricted funds	\$ -	\$ 950,704	\$ 950,704
Time-restricted funds	-	4,777,495	4,777,495
Without donor restrictions	152,774,335	-	152,774,335
	<u>\$ 152,774,335</u>	<u>\$ 5,728,199</u>	<u>\$ 158,502,534</u>

Net asset composition by type of fund as of December 31, 2019:

	Without Donor Restrictions	With Donor Restrictions	Total
Donor-restricted funds	\$ -	\$ 891,198	\$ 891,198
Time-restricted funds	-	4,529,945	4,529,945
Without donor restrictions	143,810,356	-	143,810,356
	<u>\$ 143,810,356</u>	<u>\$ 5,421,143</u>	<u>\$ 149,231,499</u>

Changes in net assets for the years ended December 31, 2020 and 2019:

	Without Donor Restrictions	With Donor Restrictions	Total
Net assets, December 31, 2018	<u>\$ 117,381,427</u>	<u>\$ 4,663,499</u>	<u>\$ 122,044,926</u>
Investment return:			
Investment income	3,599,659	138,773	3,738,432
Gain on investments, realized and unrealized	18,247,084	522,117	18,769,201
Total investment return	21,846,743	660,890	22,507,633
Contributions	16,167,155	-	16,167,155
Appropriation of assets for expenditures	(11,871,296)	(47,956)	(11,919,252)
Other changes	286,327	144,710	431,037
Net assets, December 31, 2019	<u>143,810,356</u>	<u>5,421,143</u>	<u>149,231,499</u>
Investment return:			
Investment loss	2,744,204	(6,261)	2,737,943
Gain on investments, realized and unrealized	12,571,579	57,270	12,628,849
Total investment return	15,315,783	51,009	15,366,792
Contributions	9,084,163	-	9,084,163
Appropriation of assets for expenditures	(15,725,106)	(47,140)	(15,772,246)
Other changes	289,139	303,187	592,326
Net assets, December 31, 2020	<u>\$ 152,774,335</u>	<u>\$ 5,728,199</u>	<u>\$ 158,502,534</u>

Quad Cities Community Foundation and Subsidiary

Notes to Consolidated Financial Statements

Note 13. Risk and Uncertainties

On January 30, 2020, the World Health Organization declared the coronavirus outbreak a “Public Health Emergency of International Concern” and on March 11, 2020, declared it to be a pandemic. Actions taken around the world to help mitigate the spread of the coronavirus include restrictions on travel, quarantines in certain areas and forced closures for certain types of public places and businesses. The coronavirus and actions taken to mitigate the spread of it have had and are expected to continue to have an adverse impact on the economies and financial markets of many countries, including the geographical area in which the Foundation operates.

It is unknown how long the adverse conditions associated with the coronavirus will last and what the financial effect will be to the Foundation. Due to a significant portion of the Foundation’s assets being marketable securities, it is a reasonable possibility that the Foundation is vulnerable to the risk of a near-term severe impact. Additionally, it is reasonably possible that estimates made in the financial statements have been, or will be, materially and adversely impacted in the near term as a result of these conditions, including loss on investments.

Quad Cities Community Foundation and Subsidiary

**Consolidating Statement of Activities Detail
Year Ended December 31, 2020**

	Without Donor Restrictions		
	Without Donor Restrictions	Non-Endowed Donor Advised Fund	Realty Holdings, Inc.
Support and revenue:			
Contributions	\$ 4,358,347	\$ 4,363,368	\$ -
Investment income, net of investment expenses	2,326,238	273,796	-
Gain on investments, realized and unrealized	9,857,367	842,135	1,357,912
Other income	3,097,098	799,787	65,495
Change in value of split-interest agreements	-	(23,463)	-
Interfund transfers	(1,341,270)	1,464,338	(31,805)
	18,297,780	7,719,961	1,391,602
Net assets released from restrictions	47,140	-	-
Total support and revenue	18,344,920	7,719,961	1,391,602
Grants and expenses:			
Grants	7,880,793	4,973,631	-
Management and development	2,700	1,766,879	25,865
Total grants and expenses	7,883,493	6,740,510	25,865
Increase (decrease) in net assets	10,461,427	979,451	1,365,737
Net assets:			
Beginning	112,083,171	16,180,662	3,739,732
Ending	\$ 122,544,598	\$ 17,160,113	\$ 5,105,469

Affiliates	Total Without Donor Restrictions	With Donor Restrictions	Total
\$ 362,448	\$ 9,084,163	\$ -	\$ 9,084,163
144,170	2,744,204	(6,261)	2,737,943
514,165	12,571,579	57,270	12,628,849
(3,643,323)	319,057	-	319,057
(6,455)	(29,918)	303,187	273,269
(91,263)	-	-	-
(2,720,258)	24,689,085	354,196	25,043,281
-	47,140	(47,140)	-
(2,720,258)	24,736,225	307,056	25,043,281
1,115,379	13,969,803	-	13,969,803
6,999	1,802,443	-	1,802,443
1,122,378	15,772,246	-	15,772,246
(3,842,636)	8,963,979	307,056	9,271,035
11,806,791	143,810,356	5,421,143	149,231,499
\$ 7,964,155	\$ 152,774,335	\$ 5,728,199	\$ 158,502,534

Quad Cities Community Foundation and Subsidiary

**Consolidating Statement of Activities Detail
Year Ended December 31, 2019**

	Without Donor Restrictions		
	Without Donor Restrictions	Non-Endowed Donor Advised Fund	Realty Holdings, Inc.
Support and revenue:			
Contributions	\$ 9,354,613	\$ 6,392,146	\$ -
Investment income, net of investment expenses	2,819,069	550,774	-
Gain on investments, realized and unrealized	15,132,630	922,926	-
Other income	6,015,841	1,073,985	96,119
Change in value of split-interest agreements	-	(18,808)	-
Interfund transfers	(1,213,359)	1,434,173	(33,467)
	<u>32,108,794</u>	<u>10,355,196</u>	<u>62,652</u>
Net assets released from restrictions	47,956	-	-
Total support and revenue	<u>32,156,750</u>	<u>10,355,196</u>	<u>62,652</u>
Grants and expenses:			
Grants	4,025,821	1,640,717	-
Management and development	3,059	1,740,036	24,875
Total grants and expenses	<u>4,028,880</u>	<u>3,380,753</u>	<u>24,875</u>
Increase (decrease) in net assets	28,127,870	6,974,443	37,777
Net assets:			
Beginning	<u>83,955,301</u>	<u>9,206,219</u>	<u>3,701,955</u>
Ending	<u>\$ 112,083,171</u>	<u>\$ 16,180,662</u>	<u>\$ 3,739,732</u>

Affiliates	Total Without Donor Restrictions	With Donor Restrictions	Total
\$ 420,396	\$ 16,167,155	\$ -	\$ 16,167,155
229,816	3,599,659	138,773	3,738,432
2,191,528	18,247,084	522,117	18,769,201
(6,875,154)	310,791	-	310,791
(5,656)	(24,464)	144,710	120,246
(187,347)	-	-	-
(4,226,417)	38,300,225	805,600	39,105,825
-	47,956	(47,956)	-
(4,226,417)	38,348,181	757,644	39,105,825
4,478,916	10,145,454	-	10,145,454
5,828	1,773,798	-	1,773,798
4,484,744	11,919,252	-	11,919,252
(8,711,161)	26,428,929	757,644	27,186,573
20,517,952	117,381,427	4,663,499	122,044,926
\$ 11,806,791	\$ 143,810,356	\$ 5,421,143	\$ 149,231,499

Quad Cities Community Foundation and Subsidiary

Comparative Financial Statistics

	2020	2019	2018
Total assets	\$ 170,898,000	\$ 160,696,000	\$ 133,025,000
% increase (decrease)	28%	21%	(6%)
Net assets	\$ 158,503,000	\$ 149,231,000	\$ 122,045,000
Contributions	9,084,000	16,167,000	8,635,000
Total investments	163,169,000	155,212,000	125,960,000
Rate of return, endowment pool	9%	18%	(7%)
Grants	\$ 13,970,000	\$ 10,145,000	\$ 6,591,000
Management and development expenses	1,802,000	1,774,000	1,585,000
% of management and development expenses to total beginning assets	1.35%	1.33%	1.12%

2017	2016	2015	2014	2013
<u>\$ 141,449,000</u>	<u>\$ 119,284,000</u>	<u>\$ 116,339,000</u>	<u>\$ 118,426,000</u>	<u>\$ 105,245,000</u>
19%	3%	(2%)	13%	13%
\$ 129,628,000	\$ 107,375,000	\$ 104,057,000	\$ 106,020,000	\$ 93,156,000
15,535,000	7,323,000	9,243,000	18,280,000	9,065,000
131,046,000	113,996,000	110,318,000	112,976,000	98,938,000
14%	8%	(5%)	2%	10%
\$ 6,921,000	\$ 10,323,000	\$ 5,889,000	\$ 6,172,000	\$ 5,053,000
1,382,000	1,375,000	1,339,000	1,446,000	1,134,000
1.16%	1.18%	1.13%	1.37%	1.21%