1735
REALTOR FOUNDATION OF WAKE COUNTY

2025 Government

Form **990-PF**

Department of the Treasury
Internal Revenue Service

Return of Private Foundation

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

Do not enter social security numbers on this form as it may be made public.
Go to *www.irs.gov/Form990PF* **for instructions and the latest information.**

OMB No. 1545-0047

2025

Open to Public Inspection

For calendar year 2025 or tax year beginning , and ending

Name of foundation: REALTOR FOUNDATION OF WAKE COUNTY

A Employer identification number: 26-1716740

Number and street (or P.O. box number if mail is not delivered to street address): 111 REALTORS WAY

Room/suite:

B Telephone number (see instructions): 919-654-5400

City or town: CARY | State or province: NC | Country: | ZIP or foreign postal code: 27511

C If exemption application is pending, check here ☐

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

D 1. Foreign organizations, check here ☐
2. Foreign organizations meeting the 85% test, check here and attach computation ☐

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

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

I Fair market value of all assets at end of year (from Part II, col. (c), line 16) $ 683,578

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

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

Part I **Analysis of Revenue and Expenses** (The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a) (See instructions.).)

Section	Line	Description	(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
Revenue	1	Contributions, gifts, grants, etc., received (attach schedule)	357,621			
	2	Check ☐ if the foundation is not required to attach Sch. B				
	3	Interest on savings and temporary cash investments				
	4	Dividends and interest from securities	14,303	14,303	14,303	
	5a	Gross rents				
	b	Net rental income or (loss)				
	6a	Net gain or (loss) from sale of assets not on line 10	9,645			
	b	Gross sales price for all assets on line 6a 47,866				
	7	Capital gain net income (from Part IV, line 2)		9,645		
	8	Net short-term capital gain			9,645	
	9	Income modifications				
	10a	Gross sales less returns and allowances				
	b	Less: Cost of goods sold				
	c	Gross profit or (loss) (attach schedule)				
	11	Other income (attach schedule) Stmt 1	38,201		38,201	
	12	**Total.** Add lines 1 through 11	419,770	23,948	62,149	
Operating and Administrative Expenses	13	Compensation of officers, directors, trustees, etc.	0			
	14	Other employee salaries and wages				
	15	Pension plans, employee benefits				
	16a	Legal fees (attach schedule)				
	b	Accounting fees (attach schedule) Stmt 2	7,760			7,760
	c	Other professional fees (attach schedule)				
	17	Interest				
	18	Taxes (attach schedule) (see instructions) Stmt 3	457			457
	19	Depreciation (attach schedule) and depletion Stmt 4	1,507			
	20	Occupancy				
	21	Travel, conferences, and meetings	4,097			4,097
	22	Printing and publications	3,381			3,381
	23	Other expenses (att. sch.) Stmt 5	93,586	3,053	49,268	34,304
	24	**Total operating and administrative expenses.** Add lines 13 through 23	110,788	3,053	49,268	49,999
	25	Contributions, gifts, grants paid	206,880			206,880
	26	Total expenses and disbursements. Add lines 24 and 25	317,668	3,053	49,268	256,879
	27	Subtract line 26 from line 12:				
	a	Excess of revenue over expenses and disbursements	102,102			
	b	**Net investment income** (if negative, enter -0-)		20,895		
	c	**Adjusted net income** (if negative, enter -0-)			12,881	

For Paperwork Reduction Act Notice, see instructions.

Part II Balance Sheets

Attached schedules and amounts in the description column should be for end-of-year amounts only. (See instructions.)

			Beginning of year	End of year	
			(a) Book value	(b) Book value	(c) Fair market value
Assets	1	Cash — non-interest-bearing	500	500	500
	2	Savings and temporary cash investments	283,048	361,060	361,060
	3	Accounts receivable 300			
		Less: allowance for doubtful accounts		300	300
	4	Pledges receivable			
		Less: allowance for doubtful accounts			
	5	Grants receivable	3,630	7,421	7,421
	6	Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see instructions)			
	7	Other notes and loans receivable (att. schedule)			
		Less: allowance for doubtful accounts 0			
	8	Inventories for sale or use			
	9	Prepaid expenses and deferred charges			
	10a	Investments — U.S. and state government obligations (attach schedule)			
	b	Investments — corporate stock (attach schedule) See Stmt 6	264,662	304,532	304,532
	c	Investments — corporate bonds (attach schedule)			
	11	Investments — land, buildings, and equipment: basis			
		Less: accumulated depreciation (attach sch.)			
	12	Investments — mortgage loans			
	13	Investments — other (attach schedule)			
	14	Land, buildings, and equipment: basis 9,765			
		Less: accumulated depreciation (attach sch.) Stmt 7 6,751	1,356	3,014	9,765
	15	Other assets (describe)			
	16	**Total assets** (to be completed by all filers — see the instructions. Also, see page 1, item I)	553,196	676,827	683,578
Liabilities	17	Accounts payable and accrued expenses	907	2,345	
	18	Grants payable			
	19	Deferred revenue			
	20	Loans from officers, directors, trustees, and other disqualified persons			
	21	Mortgages and other notes payable (attach schedule)			
	22	Other liabilities (describe)			
	23	**Total liabilities** (add lines 17 through 22)	907	2,345	
Net Assets or Fund Balances		**Foundations that follow FASB ASC 958, check here and complete lines 24, 25, 29, and 30** [X]			
	24	Net assets without donor restrictions	549,719	631,929	
	25	Net assets with donor restrictions	2,570	42,553	
		Foundations that do not follow FASB ASC 958, check here and complete lines 26 through 30 [ ]			
	26	Capital stock, trust principal, or current funds			
	27	Paid-in or capital surplus, or land, bldg., and equipment fund			
	28	Retained earnings, accumulated income, endowment, or other funds			
	29	**Total net assets or fund balances** (see instructions)	552,289	674,482	
	30	**Total liabilities and net assets/fund balances** (see instructions)	553,196	676,827	

Part III Analysis of Changes in Net Assets or Fund Balances

1	Total net assets or fund balances at beginning of year — Part II, line 29, column (a) (must agree with end-of-year figure reported on prior year's return)	1	552,289
2	Enter amount from Part I, line 27a	2	102,102
3	Other increases not included on line 2 (itemize) See Statement 8	3	20,091
4	Add lines 1, 2, and 3	4	674,482
5	Decreases not included on line 2 (itemize)	5	
6	Total net assets or fund balances at end of year (line 4 minus line 5) — Part II, line 29, column (b)	6	674,482

Part IV Capital Gains and Losses for Tax on Investment Income

	(a) List and describe the kind(s) of property sold (for example, real estate, 2-story brick warehouse; or common stock, 200 shs. MLC Co.)	(b) How acquired P — Purchase D — Donation	(c) Date acquired (mo., day, yr.)	(d) Date sold (mo., day, yr.)
1a	MORGAN STANLEY	P		
b				
c				
d				
e				

	(e) Gross sales price	(f) Depreciation allowed (or allowable)	(g) Cost or other basis plus expense of sale	(h) Gain or (loss) ((e) plus (f) minus (g))
a	47,866		38,221	9,645
b				
c				
d				
e				

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

	(i) FMV as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col. (i) over col. (j), if any	(l) Gains (col. (h) gain minus col. (k), but not less than -0-) or Losses (from col. (h))
a				9,645
b				
c				
d				
e				

2	Capital gain net income or (net capital loss) { If gain, also enter on Part I, line 7. If (loss), enter -0- on Part I, line 7. }	2	9,645
3	Net short-term capital gain or (loss) as defined in sections 1222(5) and (6): If gain, also enter in Part I, line 8, column (c). See instructions. If (loss), enter -0- on Part I, line 8	3	9,645

Part V Excise Tax Based on Investment Income (Section 4940(a), 4940(b), or 4948—see instructions)

1a	Exempt operating foundations described in section 4940(d)(2), check here ☐ and enter "N/A" on line 1. Date of ruling or determination letter: .... **(attach copy of letter if necessary — see instructions)**	1	290
b	All other domestic foundations enter 1.39% (0.0139) of line 27b. Exempt foreign organizations, enter 4% (0.04) of Part I, line 12, column (b)		
2	Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only; others, enter -0-)	2	0
3	Add lines 1 and 2	3	290
4	Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only; others, enter -0-)	4	0
5	**Tax based on investment income.** Subtract line 4 from line 3. If zero or less, enter -0-	5	290
6	Credits/Payments:		
a	2025 estimated tax payments and 2024 overpayment credited to 2025 — 6a		
b	Exempt foreign organizations — tax withheld at source — 6b		
c	Tax paid with application for extension of time to file (Form 8868) — 6c		
d	Backup withholding erroneously withheld — 6d		
7	Total credits and payments. Add lines 6a through 6d	7	
8	Enter any **penalty** for underpayment of estimated tax. Check here ☐ if Form 2220 is attached	8	
9	**Tax due.** If the total of lines 5 and 8 is more than line 7, enter **amount owed**	9	290
10	**Overpayment.** If line 7 is more than the total of lines 5 and 8, enter the **amount overpaid**	10	
11	Enter the amount of line 10 to be: **Credited to 2026 estimated tax** ______ **Refunded**	11	
	For Refunded amount, also complete and attach Form 8050. See instructions.		

Part VI-A Statements Regarding Activities

		Line	Yes	No
1a	During the tax year, did the foundation attempt to influence any national, state, or local legislation or did it participate or intervene in any political campaign?	1a		X
b	Did it spend more than $100 during the year (either directly or indirectly) for political purposes? See the instructions for the definition	1b		X
	If the answer is "Yes" to **1a** or **1b,** attach a detailed description of the activities and copies of any materials published or distributed by the foundation in connection with the activities.			
c	Did the foundation file **Form 1120-POL** for this year?	1c		X
d	Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year: **(1)** On the foundation. $ ______ **(2)** On foundation managers.$ ______			
e	Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers.$ ______			
2	Has the foundation engaged in any activities that have not previously been reported to the IRS? If "Yes," attach a detailed description of the activities.	2		X
3	Has the foundation made any changes, not previously reported to the IRS, in its governing instrument, articles of incorporation, or bylaws, or other similar instruments? If "Yes," attach a conformed copy of the changes	3		X
4a	Did the foundation have unrelated business gross income of $1,000 or more during the year?	4a		X
b	If "Yes," has it filed a tax return on **Form 990-T** for this year? N/A	4b		
5	Was there a liquidation, termination, dissolution, or substantial contraction during the year? If "Yes," attach the statement required by *General Instruction T.*	5		X
6	Are the requirements of section 508(e) (relating to sections 4941 through 4945) satisfied either: ● By language in the governing instrument, or ● By state legislation that effectively amends the governing instrument so that no mandatory directions that conflict with the state law remain in the governing instrument?	6	X	
7	Did the foundation have at least $5,000 in assets at any time during the year? If "Yes," complete Part II, col. (c), and Part XIV	7	X	
8a	Enter the states to which the foundation reports or with which it is registered. See instructions. NC			
b	If the answer is "Yes" to line 7, has the foundation furnished a copy of Form 990-PF to the Attorney General (or designate) of each state as required by *General Instruction G?* If "No," attach explanation	8b	X	
9	Is the foundation claiming status as a private operating foundation within the meaning of section 4942(j)(3) or 4942(j)(5) for calendar year 2025 or the tax year beginning in 2025? See the instructions for Part XIII. If "Yes," complete Part XIII	9	X	
10	Did any persons become substantial contributors during the tax year? If "Yes," attach a schedule listing their names and addresses	10		X
11	At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," attach schedule. See instructions	11		X
12	Did the foundation make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges? If "Yes," attach statement. See instructions	12		X
13	Did the foundation comply with the public inspection requirements for its annual returns and exemption application?	13	X	

Website address rrar.com/foundation-home

14 The books are in care of THE ORGANIZATION Telephone no. 919-654-5400

111 REALTORS WAY

Located at CARY NC ZIP+4 27513

15 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of **Form 1041** — check here ☐
and enter the amount of tax-exempt interest received or accrued during the year | 15 |

		Line	Yes	No
16	At any time during calendar year 2025, did the foundation have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country?	16		X
	See the instructions for exceptions and filing requirements for FinCEN Form 114. If "Yes," enter the name of the foreign country			

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

			Yes	No
	File Form 4720 if any item is checked in the "Yes" column, unless an exception applies.			
1a	During the year, did the foundation (either directly or indirectly):			
	(1) Engage in the sale or exchange, or leasing of property with a disqualified person?	1a(1)		X
	(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person?	1a(2)		X
	(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person?	1a(3)		X
	(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person?	1a(4)		X
	(5) Transfer any income or assets to a disqualified person (or make any of either available for the benefit or use of a disqualified person)?	1a(5)		X
	(6) Agree to pay money or property to a government official? **(Exception.** Check "No" if the foundation agreed to make a grant to or to employ the official for a period after termination of government service, if terminating within 90 days.)	1a(6)		X
b	If any answer is "Yes" to 1a(1)–(6), did **any** of the acts fail to qualify under the exceptions described in Regulations section 53.4941(d)-3 or in a current notice regarding disaster assistance? See instructions N/A	1b		
c	Organizations relying on a current notice regarding disaster assistance, check here ☐			
d	Did the foundation engage in a prior year in any of the acts described in 1a, other than excepted acts, that were not corrected before the first day of the tax year beginning in 2025? N/A	1d		
2	Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation defined in section 4942(j)(3) or 4942(j)(5)):			
a	At the end of tax year 2025, did the foundation have any undistributed income (Part XII, lines 6d and 6e) for tax year(s) beginning before 2025? If "Yes," list the years 20 ..... , 20 ..... , 20 ..... , 20	2a		X
b	Are there any years listed in 2a for which the foundation is **not** applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to **all** years listed, answer "No" and attach statement — see instructions.) N/A	2b		
c	If the provisions of section 4942(a)(2) are being applied to **any** of the years listed in 2a, list the years here. 20 ..... , 20 ..... , 20 ..... , 20			
3a	Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year?	3a		X
b	If "Yes," did it have excess business holdings in 2025 as a result of **(1)** any purchase by the foundation or disqualified persons after May 26, 1969; **(2)** the lapse of the 5-year period (or longer period approved by the Commissioner under section 4943(c)(7)) to dispose of holdings acquired by gift or bequest; or **(3)** the lapse of the 10-, 15-, or 20-year first phase holding period? (Use Form 4720, Schedule C, to determine if the foundation had excess business holdings in 2025.) N/A	3b		
4a	Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?	4a		X
b	Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before the first day of the tax year beginning in 2025?	4b		X

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

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

Part VII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors

1 List all officers, directors, trustees, and foundation managers and their compensation. See instructions.

(a) Name and address	**(b)** Title, and average hours per week devoted to position	**(c)** Compensation (If not paid, enter -0-.)	**(d)** Contributions to employee benefit plans and deferred compensation	**(e)** Expense account, other allowances
See Statement 9				

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

(a) Name and address of each employee paid more than $50,000	**(b)** Title, and average hours per week devoted to position	**(c)** Compensation	**(d)** Contributions to employee benefit plans and deferred compensation	**(e)** Expense account, other allowances
NONE				

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

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

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

(a) Name and address of each person paid more than $50,000	**(b)** Type of service	**(c)** Compensation
NONE		

Total number of others receiving over $50,000 for professional services

Part VIII-A Summary of Direct Charitable Activities

List the foundation's four largest direct charitable activities during the tax year. Include relevant statistical information such as the number of organizations and other beneficiaries served, conferences convened, research papers produced, etc.	Expenses
1 See Statement 10	198,570
2 See Statement 11	16,963
3 See Statement 12	8,750
4 See Statement 13	5,951

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

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

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

1	Fair market value of assets not used (or held for use) directly in carrying out charitable, etc., purposes:		
a	Average monthly fair market value of securities	1a	284,031
b	Average of monthly cash balances	1b	289,718
c	Fair market value of all other assets (see instructions)	1c	3,314
d	**Total** (add lines 1a, 1b, and 1c)	1d	577,063
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation) — 1e: 0		
2	Acquisition indebtedness applicable to line 1 assets	2	0
3	Subtract line 2 from line 1d	3	577,063
4	Cash deemed held for charitable activities. Enter 1.5% (0.015) of line 3 (for greater amount, see instructions)	4	8,656
5	**Net value of noncharitable-use assets.** Subtract line 4 from line 3	5	568,407
6	**Minimum investment return.** Enter 5% (0.05) of line 5	6	28,420

Part X **Distributable Amount** (see instructions) (Section 4942(j)(3) and (j)(5) private operating foundations and certain foreign organizations, check here [X] and do not complete this part.)

1	Minimum investment return from Part IX, line 6	1	
2a	Tax on investment income for 2025 from Part V, line 5 — 2a:		
b	Income tax for 2025. (This does not include the tax from Part V.) — 2b:		
c	Add lines 2a and 2b	2c	
3	Distributable amount before adjustments. Subtract line 2c from line 1	3	
4	Recoveries of amounts treated as qualifying distributions	4	
5	Add lines 3 and 4	5	
6	Deduction from distributable amount (see instructions)	6	
7	**Distributable amount** as adjusted. Subtract line 6 from line 5. Enter here and on Part XII, line 1	7	

Part XI **Qualifying Distributions** (see instructions)

1	Amounts paid (including administrative expenses) to accomplish charitable, etc., purposes:		
a	Expenses, contributions, gifts, etc. — total from Part I, line 26, column (d)	1a	256,879
b	Program-related investments — total from Part VIII-B	1b	
2	Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc., purposes	2	
3	Amounts set aside for specific charitable projects that satisfy the:		
a	Suitability test (prior IRS approval required)	3a	
b	Cash distribution test (attach the required schedule)	3b	
4	**Qualifying distributions.** Add lines 1a through 3b. Enter here and on Part XII, line 4	4	256,879

Part XII Undistributed Income (see instructions)

		(a) Corpus	(b) Years prior to 2024	(c) 2024	(d) 2025
1	Distributable amount for 2025 from Part X, line 7				
2	Undistributed income, if any, as of the end of 2025:				
a	Enter amount for 2024 only				
b	Total for prior years: 20____, 20____, 20____				
3	Excess distributions carryover, if any, to 2025:				
a	From 2020				
b	From 2021				
c	From 2022				
d	From 2023				
e	From 2024				
f	**Total** of lines 3a through 3e				
4	Qualifying distributions for 2025 from Part XI, line 4: $ 256,879				
a	Applied to 2024, but not more than line 2a				
b	Applied to undistributed income of prior years (Election required — see instructions)				
c	Treated as distributions out of corpus (Election required — see instructions)				
d	Applied to 2025 distributable amount				
e	Remaining amount distributed out of corpus	256,879			
5	Excess distributions carryover applied to 2025 (If an amount appears in column (d), the same amount must be shown in column (a).)				
6	**Enter the net total of each column as indicated below:**				
a	Corpus. Add lines 3f, 4c, and 4e. Subtract line 5	256,879			
b	Prior years' undistributed income. Subtract line 4b from line 2b				
c	Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed				
d	Subtract line 6c from line 6b. Taxable amount — see instructions				
e	Undistributed income for 2024. Subtract line 4a from line 2a. Taxable amount — see instructions				
f	Undistributed income for 2025. Subtract lines 4d and 5 from line 1. This amount must be distributed in 2026				
7	Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (Election may be required — see instructions)				
8	Excess distributions carryover from 2020 not applied on line 5 or line 7 (see instructions)				
9	**Excess distributions carryover to 2026.** Subtract lines 7 and 8 from line 6a				
10	Analysis of line 9:				
a	Excess from 2021				
b	Excess from 2022				
c	Excess from 2023				
d	Excess from 2024				
e	Excess from 2025				

Part XIII **Private Operating Foundations** (see instructions and Part VI-A, question 9)

1a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2025, enter the date of the ruling . . . . **N/A**

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

	Tax year (a) 2025	Prior 3 years (b) 2024	(c) 2023	(d) 2022	(e) Total
2a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part IX for each year listed	12,881	15,562	22,431	20,592	71,466
b 85% (0.85) of line 2a	10,949	13,228	19,066	17,503	60,746
c Qualifying distributions from Part XI, line 4, for each year listed	256,879	252,125	302,978	212,975	1,024,957
d Amounts included on line 2c not used directly for active conduct of exempt activities					
e Qualifying distributions made directly for active conduct of exempt activities. Subtract line 2d from line 2c	256,879	252,125	302,978	212,975	1,024,957
3 Complete 3a, 3b, or 3c for the alternative test relied upon:					
a "Assets" alternative test — enter: (1) Value of all assets					
(2) Value of assets qualifying under section 4942(j)(3)(B)(i)					
b "Endowment" alternative test — enter 2/3 of minimum investment return shown on Part IX, line 6, for each year listed	18,947	18,387	16,002	13,728	67,064
c "Support" alternative test — enter: (1) Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties)					
(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii)					
(3) Largest amount of support from an exempt organization					
(4) Gross investment income					

Part XIV **Supplementary Information (Complete this part only if the foundation had $5,000 or more in assets at any time during the year — see instructions.)**

1 **Information Regarding Foundation Managers:**

a List any managers of the foundation who have contributed more than 2% of the total contributions received by the foundation before the close of any tax year (but only if they have contributed more than $5,000). (See section 507(d)(2).)

N/A

b List any managers of the foundation who own 10% or more of the stock of a corporation (or an equally large portion of the ownership of a partnership or other entity) of which the foundation has a 10% or greater interest.

N/A

2 **Information Regarding Contribution, Grant, Gift, Loan, Scholarship, etc., Programs:**

Check here [X] if the foundation only makes contributions to preselected charitable organizations and does not accept unsolicited requests for funds. If the foundation makes gifts, grants, etc., to individuals or organizations under other conditions, complete items 2a, 2b, 2c, and 2d. See instructions.

a The name, address, and telephone number or email address of the person to whom applications should be addressed:

N/A

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

N/A

c Any submission deadlines:

N/A

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

N/A

Part XIV Supplementary Information *(continued)*

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

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a *Paid during the year*				
A DOORWAY TO HOPE PO BOX 911 CARY NC 27512	NONE	PC	CRISIS INTERVENTION	5,000
CASA 624 W JONES STREET RALEIGH NC 27603	NONE	PC	AFFORDABLE HOUSING	50,000
FAMILY PROMISE 903 METHOD RD RALEIGH NC 27606	NONE	PC	HOUSING SUPPORT	1,000
FRIENDS OF THE WAKE COUNTY GAL PO BOX 4941 CARY NC 27519	NONE	PC	CHILD SERVICES	8,750
HABITAT FOR HUMANITY OF HARNETT CTY 2200 W CUMBERLAND ST DUNN NC 28334	NONE	PC	HOUSING ASSISTANCE	1,000
HAVEN HOUSE 1008 BULLARD CT RALEIGH NC 27615	NONE	PC	YOUTH SUPPORT	3,378
THE NO WOMAN NO GIRL INITIATIVE 3717 NATIONAL DRIVE RALEIGH NC 27612	NONE	PC	HYGIENE KITS	2,000
THE CARYING PLACE 491 JAMES JACKSON AVENUE CARY NC 27513	NONE	PC	TRANSITIONAL HOUSING	50,000
THE HOPE CENTER AT PULLEN 1801 HILLSBOROUGH STREET RALEIGH NC 27605	NONE	PC	FOSTER CARE TRANSITION	70,752
THE WOMEN'S CENTER 400 S. WEST STREET RALEIGH NC 27601	NONE	PC	CRISIS INTERVENTION & HOUSING	10,000
Total ... **3a**				206,880
b *Approved for future payment* N/A				
Total ... **3b**				

Part XV-A Analysis of Income-Producing Activities

Enter gross amounts unless otherwise indicated.	Unrelated business income		Excluded by section 512, 513, or 514		
	(a) Business code	(b) Amount	(c) Exclusion code	(d) Amount	(e) Related or exempt function income (See instructions.)
1 Program service revenue:					
a					
b					
c					
d					
e					
f					
g Fees and contracts from government agencies					
2 Membership dues and assessments					
3 Interest on savings and temporary cash investments					
4 Dividends and interest from securities			14	14,303	
5 Net rental income or (loss) from real estate:					
a Debt-financed property					
b Not debt-financed property					
6 Net rental income or (loss) from personal property					
7 Other investment income					
8 Gain or (loss) from sales of assets other than inventory			18	9,645	
9 Net income or (loss) from special events			1	-11,067	
10 Gross profit or (loss) from sales of inventory					
11 Other revenue: a					
b					
c					
d					
e					
12 Subtotal. Add columns (b), (d), and (e)		0		12,881	0

13 Total. Add line 12, columns (b), (d), and (e) ... 13 | 12,881

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

Part XV-B Relationship of Activities to the Accomplishment of Exempt Purposes

Line No.	Explain below how each activity for which income is reported in column (e) of Part XV-A contributed importantly to the accomplishment of the foundation's exempt purposes (other than by providing funds for such purposes). (See instructions.)
N/A	

DAA

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

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

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

(a) Line no.	**(b)** Amount involved	**(c)** Name of noncharitable exempt organization	**(d)** Description of transfers, transactions, and sharing arrangements
1c	315,542	RALEIGH REGIONAL ASSOC	SHARED EMPLOYEES

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

b If "Yes," complete the following schedule.

(a) Name of organization	**(b)** Type of organization	**(c)** Description of relationship
RALEIGH REGIONAL ASSOC	501 C 6	MAJOR DONOR/COMMON BOARD MEMBERS
TRIANGLE MLS, INC	CORPORATION	WHOLLY-OWNED SUB/RRAR

Sign Here

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

May the IRS discuss this return with the preparer shown below? See instructions. ☐ Yes ☐ No

Signature of officer or trustee | Date | Title: EXECUTIVE DIRECTOR

Paid Preparer Use Only

Preparer's name	Preparer's signature	Date	Check ☐ if self-employed
SUSAN GLENDENNING	SUSAN GLENDENNING	07/22/26	PTIN P00921817
Firm's name: Maddison & Caison, LLP			
Firm's address: 2501 Blue Ridge Rd Ste 380, Raleigh, NC 27607		Firm's EIN 56-1053187	Phone no. 919-821-5482

DAA

Part XIV Supplementary Information *(continued)*

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

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a *Paid during the year*				
NC REALTORS FOUNDATION 4511 WEYBRIDGE LANE GREENSBORO NC 27407	NONE	PC	DISASTER RELIEF	5,000
Total **3a**				
b *Approved for future payment*				
N/A				
Total **3b**				

Statement 1 - Form 990-PF, Part I, Line 11 - Other Income

Description	Revenue per Books	Net Investment Income	Adjusted Net Income
CANVAS OF HOPE	$ 25,989	$	$ 25,989
RISING TOGETHER BRUNCH	5,589		5,589
PICKLEBALL FUNDRAISER	6,623		6,623
Total	$ 38,201	$ 0	$ 38,201

Statement 2 - Form 990-PF, Part I, Line 16b - Accounting Fees

Description	Total	Net Investment	Adjusted Net	Charitable Purpose
ACCOUNTING	$ 7,760	$	$	$ 7,760
Total	$ 7,760	$ 0	$ 0	$ 7,760

Statement 3 - Form 990-PF, Part I, Line 18 - Taxes

Description	Total	Net Investment	Adjusted Net	Charitable Purpose
2024 990-PF	$ 124	$	$	$ 124
LICENSES	333			333
Total	$ 457	$ 0	$ 0	$ 457

Statement 4 - Form 990-PF, Part I, Line 19 - Depreciation

Description / Date Acquired	Cost Basis	Prior Year Depreciation	Method	Life	Current Year Depreciation	Net Investment Income	Adjusted Net Income
WEBSITE							
2/24/23	$ 9,765	$ 5,244	Straight Line	3	$ 1,507	$	$
Total	$ 9,765	$ 5,244			$ 1,507	$ 0	$ 0

Form 990-PF, Part I, Line 23 - Amortization

Description	Date Acquired	Cost Basis	Prior Year Amortization	Life	Current Year Amortization	Net Investment Income	Adjusted Net Income	COGS
ORGANIZATIONAL COSTS								
	11/01/08	$ 4,181	$ 4,181	5	$	$	$	
Total		$ 4,181	$ 4,181		$ 0	$ 0	$ 0	

Statement 5 - Form 990-PF, Part I, Line 23 - Other Expenses

Description	Total	Net Investment	Adjusted Net	Charitable Purpose
	$	$	$	$
CANVAS OF HOPE				
PAINTINGS	17,700		17,700	
SUPPLIES	1,767		1,767	
CATERING	8,289		8,289	
MARKETING	6,256		6,256	
SERVICES	808		808	
RISING TOGETHER BRUNCH				
CATERING	5,589		5,589	
SUPPLIES	1,399		1,399	
SPEAKER	355		355	

Statement 5 - Form 990-PF, Part I, Line 23 - Other Expenses (continued)

Description	Total	Net Investment	Adjusted Net	Charitable Purpose
PICKLEBALL FUNDRAISER	$	$	$	$
EVENT MANAGEMENT	6,210		6,210	
TOWELS	413		413	
SUPPLIES	427		427	
TRAVEL	55		55	
Expenses				
BANK & INV FEES	11,290	3,053		8,237
COMPUTER & WEBSITE	2,453			2,453
MEETING EXPENSE	1,860			1,860
OFFICE EXPENSE	1,158			1,058
APARTMENT EXPENSES	9,853			10,102
HYGIENE KITS	6,670			
COOLING WAKE PROJECT EXPENSES	5,951			5,951
MENTAL HEALTH SUPPORT	440			
SPECIAL APPEAL & VOL EXPENSES	4,643			4,643
Total	$ 93,586	$ 3,053	$ 49,268	$ 34,304

Statement 6 - Form 990-PF, Part II, Line 10b - Corporate Stock Investments

Description	Beginning of Year	End of Year	Basis of Valuation	Fair Market Value
MUTUAL FUNDS	$ 264,662	$ 304,532	Market	$ 304,532
Total	$ 264,662	$ 304,532		$ 304,532

Federal Statements

Statement 7 - Form 990-PF, Part II, Line 14 - Land, Building, and Equipment

Description	Beginning Net Book	End Cost / Basis	End Accumulated Depreciation	Net FMV
WEBSITE & ORGANIZATIONAL	$ 1,356	$ 9,765	$ 6,751	$ 9,765
Total	$ 1,356	$ 9,765	$ 6,751	$ 9,765

Statement 8 - Form 990-PF, Part III, Line 3 - Other Increases

Description	Amount
UNREALIZED INVESTMENT GAINS/LOSSES	$ 17,362
PRIOR PERIOD ADJUSTMENTS	2,729
Total	$ 20,091

Federal Statements

Statement 9 - Form 990-PF, Part VII, Line 1 - List of Officers, Directors, Trustees, Etc.

Name and Address	Title	Average Hours	Compensation	Benefits	Expenses
HEATHER THOMPSON 111 REALTORS WAY CARY NC 27513	EXECUTIVE DI	40.00	0	0	0
CHRISTINA VALKANOFF 111 REALTORS WAY CARY NC 27513	CHAIR	2.00	0	0	0
JENN COLE 111 REALTORS WAY CARY NC 27513	PAST CHAIR	2.00	0	0	0
MACKENZIE SOTTINI 111 REALTORS WAY CARY NC 27513	TREASURER	2.00	0	0	0
EDDIE ALIE 111 REALTORS WAY CARY NC 27513	DIRECTOR	2.00	0	0	0
STACY DANZEY 111 REALTORS WAY CARY NC 27513	DIRECTOR	2.00	0	0	0
SHRUTI DESAI 111 REALTORS WAY CARY NC 27513	DIRECTOR	2.00	0	0	0
AUTUMN DUBOIS 111 REALTORS WAY CARY NC 27513	DIRECTOR	2.00	0	0	0
LORI EDWARDS 111 REALTORS WAY CARY NC 27513	DIRECTOR	2.00	0	0	0
TARALYNN FARRELL	DIRECTOR	2.00	0	0	0

Federal Statements

Statement 9 - Form 990-PF, Part VII, Line 1 - List of Officers, Directors, Trustees, Etc. (continued)

Name and Address	Title	Average Hours	Compensation	Benefits	Expenses
111 REALTORS WAY CARY NC 27513					
JASON GARDZE 111 REALTORS WAY CARY NC 27513	DIRECTOR	2.00	0	0	0
ALMAREE GORDON 111 REALTORS WAY CARY NC 27513	DIRECTOR	2.00	0	0	0
DAVIS HOLT 111 REALTORS WAY CARY NC 27513	DIRECTOR	2.00	0	0	0
RACHEL LOWE 111 REALTORS WAY CARY NC 27513	DIRECTOR	2.00	0	0	0
TIM MCBRAYER 111 REALTORS WAY CARY NC 27513	DIRECTOR	2.00	0	0	0
TERESA PITT 111 REALTORS WAY CARY NC 27513	DIRECTOR	2.00	0	0	0
ANDREA SIRACUSE 111 REALTORS WAY CARY NC 27513	DIRECTOR	2.00	0	0	0
MICHAEL TERBET 111 REALTORS WAY CARY NC 27513	DIRECTOR	2.00	0	0	0

Statement 10 - Form 990-PF, Part VIII-A, Line 1 - Summary of Direct Charitable Activities

Description
REALTOR FOUNDATION OF WAKE COUNTY PROVIDED COMMUNITY GRANTS TO LOCAL ORGANIZATIONS WORKING TO EMPOWER AND PROVIDE RELIEF TO INDIVIDUALS AND FAMILIES EXPERIENCING HOMELESSNESS OR LIFE CHALLENGES IMPACTING THE QUALITY AND STABILITY OF THEIR HOUSING. IN 2025, 11 GRANTS TO LOCAL CHARITABLE ORGANIZATIONS WERE PROVIDED UNDER THIS PROGRAM.

Statement 11 - Form 990-PF, Part VIII-A, Line 2 - Summary of Direct Charitable Activities

Description
IN 2025, REALTOR FOUNDATION OF WAKE COUNTY ADOPTED AND FURNISHED APARTMENTS FOR INDIVIDUALS AND FAMILIES IN NEED OF STABLE AND SECURE HOUSING. IN ADDITION, THE FOUNDATION PROVIDED OVER 1,000 HYGEINE KITS TO HELP INDIVIDUALS IN TRANSITIONAL LIVING SITUATIONS IN PARTNERSHIP WITH OTHER LOCAL NONPROFITS.

Statement 12 - Form 990-PF, Part VIII-A, Line 3 - Summary of Direct Charitable Activities

Description
REALTOR FOUNDATION OF WAKE COUNTY SPONSORS AN ANGEL TREE HOLIDAY GIVING PROGRAM THAT ALLOWS REALTORS AND THE PUBLIC TO MAKE MONETARY DONATIONS FOR HOLIDAY GIFTS TO CHILDREN IN THE COMMUNITY THROUGH FRIENDS OF WAKE COUNTY GUARDIAN AD LITEM. IN 2025, FUNDS WERE PROVIDED TO ALLOW THE PURCHASE OF GIFTS FOR 150 CHILDREN IN THE PROGRAM.

Statement 13 - Form 990-PF, Part VIII-A, Line 4 - Summary of Direct Charitable Activities

Description
REALTOR FOUNDATION OF WAKE COUNTY RECEIVED AND DISBURSED FUNDS FOR THE COOLING AND WARMING WAKE PROJECTS OF WAKE COUNTY HUMAN SERVICES TO PROVIDE COOLING AND HEATING UNITS TO WAKE COUNTY SENIORS IN NEED. IN 2025, THE FOUNDATION PROVIDED 40 A/C UNITS AND 15 HEATERS FOR THE PROGRAM.

Schedule B (Form 990) (Rev. December 2024)) Department of the Treasury Internal Revenue Service

Schedule of Contributors

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

OMB No. 1545-0047

Name of the organization	Employer identification number
REALTOR FOUNDATION OF WAKE COUNTY	26-1716740

Organization type (check one):

Filers of:	**Section:**
Form 990 or 990-EZ	☐ 501(c)( ) (enter number) organization
	☐ 4947(a)(1) nonexempt charitable trust **not** treated as a private foundation
	☐ 527 political organization
Form 990-PF	☒ 501(c)(3) exempt private foundation
	☐ 4947(a)(1) nonexempt charitable trust treated as a private foundation
	☐ 501(c)(3) taxable private foundation

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

General Rule

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

Special Rules

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

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

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

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

Name of organization: REALTOR FOUNDATION OF WAKE COUNTY

Employer identification number: 26-1716740

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	LLOYD BUILDERS 2501 RELIANCE AVE APEX NC 27539	$ 25,000	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
2	MUNGO HOMES FOUNDATION 441 WESTERN LANE IRMO SC 29063	$ 25,000	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
3	WORLD HEADQUARTERS OF AWESOME 6601 SIX FORKS RD, #350 RALEIGH NC 27615	$ 19,110	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
4	TIM MCBRAYER 5000 FALLS OF NEUSE ROAD, STE 235 RALEIGH NC 27609	$ 14,957	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
5	TOP PRODUCERS COUNCIL 111 REALTORS WAY CARY NC 27513	$ 9,473	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
6	IDA TERBET 5000 FALLS OF NEUSE RD, STE 100 RALEIGH NC 27609	$ 7,875	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)

Name of organization: REALTOR FOUNDATION OF WAKE COUNTY

Employer identification number: 26-1716740

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
7	THE COLEY GROUP INC 4350 LASSITER AT NORTH HILLS RALEIGH NC 27609	$ 7,025	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
8	DOORIFY MLS 111 REALTORS WAY CARY NC 27513	$ 6,636	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
9	LAURA MARTIN 1405 PONY RUN RD RALEIGH NC 27615	$ 6,050	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
10	KELLY COBB 101 TEMPLE GATE DR CARY NC 27518	$ 5,354	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
11	PAIGE DESORBO 3 MAJESTIC CT ALBANY NY 12211	$ 5,250	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
12	NEXTHOME TRIANGLE PROPERTIES 1033 OBERLIN RD, STE 200 RALEIGH NC 27605	$ 5,000	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)

Name of organization: REALTOR FOUNDATION OF WAKE COUNTY

Employer identification number: 26-1716740

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
13	BMO CHARITABLE FUND 165 TOWNSHIP LANE RD, STE 150 JENKINTOWN PA 19046	$ 5,000	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
		$	Person [ ] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
		$	Person [ ] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
		$	Person [ ] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
		$	Person [ ] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
		$	Person [ ] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)

DAA

Form **4562**

Department of the Treasury
Internal Revenue Service

Depreciation and Amortization

(Including Information on Listed Property)
Attach to your tax return.
Go to *www.irs.gov/Form4562* **for instructions and the latest information.**

OMB No. 1545-0172
2025
Attachment Sequence No. **179**

Name(s) shown on return	Business or activity to which this form relates	Identifying number
REALTOR FOUNDATION OF WAKE COUNTY	Indirect Depreciation	26-1716740

Part I Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount (see instructions)	1	2,500,000
2	Total cost of section 179 property placed in service (see instructions)	2	
3	Threshold cost of section 179 property before reduction in limitation (see instructions)	3	4,000,000
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	

6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property. Enter the amount from line 29	7	

8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	
9	Tentative deduction. Enter the **smaller** of line 5 or line 8	9	
10	Carryover of disallowed deduction from line 13 of your 2024 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11	
12	Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12	
13	Carryover of disallowed deduction to 2026. Add lines 9 and 10, less line 12	13	

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year. See instructions	14	
15	Property subject to section 168(f)(1) election	15	
16	Other depreciation (including ACRS)	16	1,507

Part III MACRS Depreciation (Don't include listed property. See instructions.)

Section A

17	MACRS deductions for assets placed in service in tax years beginning before 2025	17	0
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ☐		

Section B—Assets Placed in Service During 2025 Tax Year Using the General Depreciation System

(a) Classification of property (see instructions)	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only–see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property						
b 5-year property						
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs.		S/L	
h 50-year property			50 yrs.	MM	S/L	
i Residential rental property			27.5 yrs.	MM	S/L	
			27.5 yrs.	MM	S/L	
j Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C— Assets Placed in Service During 2025 Tax Year Using the Alternative Depreciation System

(a)	(b)	(c)	(d)	(e)	(f)	(g)
20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	
e 50-year			50 yrs.	MM	S/L	

For Paperwork Reduction Act Notice, see separate instructions.

There are no amounts for Page 3

Part IV Summary (See instructions.)

21	Listed property. Enter amount from line 28	21	
22	**Total.** Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations—see instructions	22	1,507
23a	For assets shown in Part III that are placed in service during the current tax year, and have costs capitalized under section 263A, enter the amount of the basis attributable to interest costs capitalized under section 263A(f)	23a	
b	For assets shown in Part III that are placed in service during the current tax year, and have costs capitalized under section 263A, enter the amount of the basis attributable to costs capitalized under section 263A other than interest costs capitalized under section 263A(f)	23b	

Part V Listed Property (Include automobiles, certain other vehicles, certain aircraft, and property used for entertainment, recreation, or amusement.)

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete **only** 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

Section A—Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles.)

24a Do you have evidence to support the business/investment use claimed? ☐ **Yes** ☐ **No**

b If "Yes," is the evidence written? ☐ **Yes** ☐ **No**

c Do you own, lease, or charter an aircraft? Check all that apply. See instructions ☐ **Own** ☐ **Lease** ☐ **Charter**

(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions						25		
26 Property used more than 50% in a qualified business use:								
		%						
		%						
27 Property used 50% or less in a qualified business use :								
		%				S/L-		
		%				S/L-		
28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21						28		
29 Add amounts in column (i), line 26. Enter here and on line 7							29	

Section B—Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

	(a) Vehicle 1		(b) Vehicle 2		(c) Vehicle 3		(d) Vehicle 4		(e) Vehicle 5		(f) Vehicle 6	
30 Total business/investment miles driven during the year (**don't** include commuting miles)												
31 Total commuting miles driven during the year												
32 Total other personal (noncommuting) miles driven												
33 Total miles driven during the year. Add lines 30 through 32												
	Yes	**No**	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
34 Was the vehicle available for personal use during off-duty hours?												
35 Was the vehicle used primarily by a more than 5% owner or related person?												
36 Is another vehicle available for personal use?												